

FILE OF REAL ESTATE John G. Chero, Attorney at Law, Greenville, S.C. Oct 16 2 39 PM '83

1198-149

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. WISLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Paul G. Bates, as Trustee

in consideration of Seven Thousand Five Hundred and no/100----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Wade F. Batson and N. Ruth Batson, their heirs and assigns, forever:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as 1.4 acres, more or less, on plat of the D. B. Bates Estates, recorded in Plat Book 4J at page 189 and having the following courses and distances:

Beginning at an iron pin in the cul-de-sac of Poplar Court at the joint corner of the within property and property now or formerly of Cashion and running thence S. 56-32 E. 155.2 feet to a point; thence turning and running S. 27-10 W. 126.7 feet to an iron pin; thence S. 22-00 W. 218.3 feet to an iron pin; thence N. 67-00 W. 152 feet to an iron pin on Poplar Court; thence with said Court, N. 7-09 E. 142.2 feet and N. 33-28 E. 240 feet to the point of beginning. This is also shown on plat of Wade F. Batson and N. Ruth Batson recorded in Plat Book 10-B at page 70 Being a portion of the property conveyed by Jewell B. Bates, et al, by deed recorded November 1, 1972 in Deed Book 959 at page 331.

5/4.8-1-63.2
7(399) OUT OF: 5/4.8-1-63

The above property is restricted to one house per tract. Minimum floor space on said tract 1,200 square feet. No offensive trade or activities shall be carried on the tracts which may be an annoyance or nuisance to the neighborhood. No garage, tent, shack, or trailer shall be used as a residence, temporarily or permanently. Building plans must be approved by present subdivision owners or committee appointed by present owners.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records. together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 30th day of September 19 83.

SIGNED, sealed and delivered in the presence of:

John G. Chero
Paul K. Doerna

Paul G. Bates, Trustee (SEAL)

(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of September 19 83.

Paul K. Doerna (SEAL)
Notary Public for South Carolina
My commission expires: 3/26/89

John G. Chero

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
not applicable

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina.
My commission expires: OCT 10 1988 at 2:39 P.M.

RECORDED this OCT 10 1988 at 11:30

SOUTH CAROLINA COUNTY DOCUMENTARY
OCT 10 1988
08.25

3
4
1
0

4328-RV-21