

FEB 26 1 48 PM 1952

THE STATE OF SOUTH CAROLINA } LIE FARNSWORTH
COUNTY OF GREENVILLE. } R. M. C.

Per True Consideration See Affidavit
Book 15 Page 87



KNOW ALL MEN BY THESE PRESENTS. That I, Ben. P. Ferry, of the County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars (\$10.00.) and other valuable considerations, to me in hand paid at and before the sealing of these presents by H. C. Bates, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said H. C. Bates, all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on Merrilat Avenue between Earnshaw Avenue and Callahan Avenue, in Sans Souci Heights, a Sub-Division situate on the New Buncombe Road about four miles north of the City of Greenville, said lot having the following lines, courses and distances:-

Beginning at an iron pin on the southern edge of a three (3) foot sidewalk running along Merrilat Avenue, said pin being the joint front corner of lots numbered one hundred and seven (107) and one hundred and eight (108); thence along the southern edge of said sidewalk, S. 78-40 ., sixty-five (65) feet, to an iron pin, joint front corner of lots one hundred and eight (108) and one hundred and nine (109); thence along the western line of lot one hundred and nine (109), S. 20-00 ., one hundred and twenty-five (125) feet, to an iron pin, joint rear corner of lots one hundred and eight (108) and one hundred and nine (109); thence S. 79-30 W., ninety-two and five tenths (92.5) feet, to an iron pin, joint rear corner of lots one hundred and seven (107) and one hundred and eight (108); thence along the eastern line of lot one hundred and seven (107), N. 5-54 ., one hundred forty-seven and four tenths (147.4) feet, to an iron pin, the beginning corner, - said lot being known and designated as lot numbered one hundred and eight (108) on Plat recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book AA, at page 165, which Plat is hereby referred to and made a part hereof.

This property is sold ~~subject~~ subject to the restrictive covenants applicable to Sans Souci Heights, recommended by the Federal Housing Administration, and recorded by the owner in the R. M. C. Office for Greenville County in Book 425 at page 500, and the same is hereby referred to and made a part hereof.

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The above described land is a part of the same conveyed to me by Frances T. Tindal, et al., and E. Inman, Master, on the third day of January, 1950, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 399 Pages 236 and 215.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said H. C. Bates, his Heirs and Assigns forever.