

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, William T. Bates in the State aforesaid, in consideration of the sum of Fifteen Hundred and No/100 (\$1500.00) - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Miss Viva Matthews, her heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as lot No. 102, as shown on the revised plat of University Heights, recorded in Flat Book BB at Page 21, and being more particularly described according to said plat, as follows:

BEGINNING at an iron pin on the Eastern side of Midland Street, joint front corner of lots 101 and 102, and running thence with line of lot 101, S. 64-54 E. 216.2 feet to an iron pin in line of lot 103; thence with line of lot 103, N. 3-04 W. 134.2 feet to an iron pin on the Southern side of Karen Drive; thence with the Southern side of Karen Drive, N. 52-10 W. 147.9 feet to pin; thence with the curve of Midland Street, the chord of which is S. 88-21 W. 35.5 feet to pin on the East side of Midland Street; thence continuing with the East side of Midland Street, S. 21-49 W. 142 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

- 1. That this property shall be used for residential purposes only.
2. No house shall be constructed on said premises at a cost of less than \$10,000.00
3. The lot described above shall not be recut or resubdivided
4. Any construction on this lot shall be set back a total of 50 feet from the front lot line.

Grantee is to pay 1953 taxes.



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 said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 19 day of May in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Ena W. King
E.M. Blythe, Jr.

William T. Bates (Seal)
(Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that he saw the within named grantor(s) William T. Bates

written deed, and that s he, with sign, seal and a his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 19

day of May, A. D. 19 53

E.M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Ena W. King

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, E.M. Blythe, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Patsy S. Bates wife of the within named William T. Bates

did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Miss Viva Matthews, her Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19

day of May, A. D. 19 53

E.M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Patsy S. Bates

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 20th day of May 1953, at 2:43 P. M., No. #11471

281-2-150