

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

We, Gaynelle Mae Bates and Virginia Bates Kentera, individually and as Executrices of the Estate of Robert D. Bates, deceased, William T. Bates, J. K. Bates, Corinne T. Bates, individually and as Trustee in the State aforesaid, in consideration of the sum of Fifteen Hundred and No/100- - - - (\$1500.00)- - - DOLLARS,

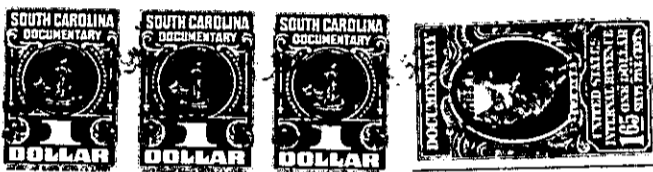
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Greenville Home Builders, Inc., its successors 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. 75 of Block F, as shown on revised plat of University Heights, recorded in Plat Book BB at Page 21, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the Southwest side of Drayton Drive, joint front corner of lots 72 and 73, and running thence with joint line of said lots, S. 56-37 W. 193.7 feet to iron pin, rear corner of lot 74; thence with line of said lot, N. 32-07 W. 100 feet to an iron pin, rear corner of lot 76; thence with line of lot 76, N. 56-37 E. 196.6 feet to an iron pin in the Southwest side of Drayton Drive; thence with said drive, S. 30-26 E. 100 feet to the point of beginning.

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.



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 its successors 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 3rd day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Richard L. Alves
Millard Bent
Notary Public for South Carolina

Gaynelle Mae Bates (Seal)
Virginia Bates Kentera (Seal)
William T. Bates (Seal)
Corinne T. Bates (Seal)
Individually and as Trustee

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Richard L. Alves

Gaynelle Mae Bates and Virginia Bates Kentera, individually and as Executrices of the Estate of Robert D. Bates, Deceased, and that he, with Millard Bent, sign, seal and as their act and deed deliver the within written deed, and that he, with Millard Bent, witnessed the execution thereof.

Sworn to before me this 3 day of February, A. D. 1953
Millard Bent (Seal)
Notary Public for South Carolina
Comm. Expires Oct. 21-1954

Richard L. Alves

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 and Mrs. Alice L. Bates, the wives of the within named William T. Bates and J. K. Bates, respectively 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 Greenville Home Builders, Inc., its successors 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 3 day of March, A. D. 1953
E.M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Mrs. Patsy S. Bates
Mrs. Alice L. Bates

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 3rd day of March 19 53, at 12:02 P. M., No. 4905

( Continued on next page )

281-2-192