

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Know All Men by These Presents:

That I, William T. Bates,

(25 2 1954)

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 William B. Ducker, his heirs and assigns, forever:

All that lot of land situate on the North side of Karen Drive in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 111 on plat of University Heights, revised by Piedmont Engineering Service, September 28, 1953, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "FF", at page 128, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Karen Drive at joint corner of Lots 111 and 112 and running thence along the line of Lot 112, N. 30-50 E. 148.8 feet to an iron pin; thence S. 77-20 E. 119 feet to an iron pin; thence with the line of Lot 107, S. 28-39 E. 124.8 feet to an iron pin on the North side of Karen Drive; thence with the curve of Karen Drive (the chord being N. 89-13 W. 119 feet) to an iron pin; thence continuing with the curve of Karen Drive (the chord being N. 80-03 W. 143.1 feet) to the beginning corner.

This property is conveyed subject to the following restrictions:

1. This property shall be used for residential purposes only.
2. No dwelling shall be erected on said property costing less than \$10,000.00.
3. This lot shall not be recut or re-subdivided but this shall not prevent the Grantee, his heirs and assigns, from selling off portions of the lot so long as the frontage of said lot along Karen Drive is not less than 150 feet.

Grantee to pay 1954 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 his 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 25th day of May in the year of our Lord One Thousand Nine Hundred and Fifty Four

Signed, Sealed and Delivered in the Presence of

*Frances B. Holtzclaw*  
*Patrick C. Fant*

*William T. Bates* (Seal)  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

State of South Carolina,  
Greenville County

Personally appeared before me Frances B. Holtzclaw

and made oath that she saw the within named grantor(s) William T. Bates sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 25th day of May, A. D. 1954

*Patrick C. Fant* (Seal)  
Notary Public for South Carolina

*Frances B. Holtzclaw*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a 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 William B. Ducker, his

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate,

GIVEN under my hand and seal this 25th day of May, A. D. 1954

*Patrick C. Fant* (Seal)  
Notary Public for South Carolina

*Patsy S. Bates*

Recorded this 25th day of May 1954 at 2:50 P.M. M. No. #11721

281-2-100