

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

Know All Men by These Presents:

That Gaynelle Mae Bates, William T. Bates, J. K. Bates, Corinne T. Bates, in the State aforesaid, individually and as Trustees, 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, City of Greenville, being known and designated as Lot 135 as shown on a plat of University Heights, recorded in Plat Book "BB" Page 21, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the east side of Twin Brook Drive (formerly Drayton Drive) at the joint front corner of Lots 134 and 135 and running thence with the line of said lots N. 59-34 E. 196.8 feet to an iron pin; thence S. 29-16 E. 100 feet to an iron pin rear corner of Lot 136; thence with the line of said lot S. 59-34 W. 194.3 feet to an iron pin in the east side of Twin Brook Drive; thence with said drive N. 30-26 W. 100 feet to the point of beginning.

This property is conveyed subject to the following restrictions:

1. 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 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 August in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

*[Signature]* } *Gaynelle Mae Bates* (Seal)  
*[Signature]* } *William T. Bates* (Seal)  
*[Signature]* } *J. K. Bates* (Seal)  
*[Signature]* } *Corinne T. Bates* (Seal)  
*[Signature]* } Individually and as Trustee (Seal)

STATE OF SOUTH CAROLINA, } Personally appeared before me Margaret Loftis  
 Greenville County }

and made oath that she saw the within named grantor(s) ~~Gaynelle Mae Bates~~, William T. Bates, J. K. Bates, Corinne T. Bates, individually and as trustee sign, seal and as their act and deed deliver the within written deed, and that she, with E. M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 25th day of August, A. D. 19 54

*[Signature]* (Seal)  
 Notary Public for South Carolina } *Margaret Loftis*

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER  
 Greenville County } 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 ~~wives~~ of the within named William T. Bates and J. K. 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 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 25th day of August, A. D. 19 54

*[Signature]* (Seal) } *Mrs. Patsy S. Bates*  
 Notary Public for South Carolina } *Mrs. Alice L. Bates*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
 Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_  
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