

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & M

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



FILED GREENVILLE, S.C.

Know All Men by These Presents:

That WM. T. Bates in consideration of the sum of Twelve Hundred and Seventy Five and No/100 (\$1275.00) - DOLLARS, in the State aforesaid,

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 Hazel B. McElrath, her heirs and assigns, forever:

All that certain piece, parcel or lot of land situate and being on the Northeast side of Batesview Drive in that area recently annexed to the City of Greenville, in Greenville County, S. C., being shown as Lot No. 36 of Block "C", on Plat of Property of Mrs. Corinne Bates, made by Pickell & Pickell, Engineers, May 1946, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "S", page 183 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Batesview Drive at joint front corner of Lots 35 and 36, said pin being 245 feet in a Southeasterly direction from the point where the Northeast side of Batesview Drive intersects with the Southeast side of Midland Street and running thence with the line of Lot 35 N. 56-46 E. 281.5 feet to an iron pin; thence S. 31-00 E. 100 feet to an iron pin; thence with the line of Lot 37 S. 56-43 W. 279.5 feet to an iron pin on the Northeast side of Batesview Drive; thence along the Northeast side of Batesview Drive N. 33-01 W. 100 feet to the beginning corner.

This is a portion of the property conveyed to the Grantor by deed of Corinne Bates, Individually and as Trustee, dated May 7, 1948, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 346, page 108.

- This property is conveyed subject to the following building restrictions: 1. The property shall be used for residential purposes only. 2. No residence shall be erected on said lot costing less than \$8500.00. 3. No residence shall be erected on said lot nearer than 50 feet to Batesview Drive. 4. Said lot is not to be re-cut or re-subdivided.

Grantee to pay 1950 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 6th day of September in the year of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered in the Presence of

Margaret McCreary
Patrick C. Fant

WM T. Bates (Seal)
(Signatures and seals of witnesses)

State of South Carolina, Greenville County

Personally appeared before me Margaret McCreary

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

Sworn to before me this 6th day of September, A. D. 19 50
Patrick C. Fant (Seal)
Notary Public for South Carolina

Margaret McCreary (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Margaret McCreary, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Patsy S. Bates wife of the within named WM. 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 Hazel B. McElrath, her Heirs and Assigns, all her interest and estate, and also all 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 6th day of September, A. D. 19 50
Margaret McCreary (Seal)
Notary Public for South Carolina

Patsy S. Bates (Signature)

Cancelled documentary stamps attached: S. C. \$ September 7th, U. S. \$ 19 50 at 10:53 A. M., No. 21819

W09-2-36