



STATE OF SOUTH CAROLINA, FILED GREENVILLE COUNTY GREENVILLE CO. S. C.

Know All Men by These Presents:

OCT 7 9 14 AM 1950

That I, Wm. T. Bates, in consideration of the sum of Twelve Hundred Fifty & no/100 - - - (\$1,250.00) - - 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 Frank R. Parker, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Buena Vista Street in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot 23, Block B, on plat of Property of Mrs. Corinne Bates, et al, made by Pickell & Pickell, Engineers, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book Y, page 53, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Buena Vista Street, joint front corner of Lots 23 and 24, said pin being 321 feet in a Westerly direction from the Southwest corner of the intersection of Buena Vista Street and Midland Street, and running thence with the line of Lot 24, S. 31-20 E. 203 feet to an iron pin; thence S. 58-10 W. 100 feet to an iron pin; thence with the line of Lot 22, N. 31-20 W. 203 feet to an iron pin on the Southeast side of Buena Vista Street; thence along the Southeast side of Buena Vista Street, N. 58-10 E. 100 feet to the beginning corner.

This is part of the property conveyed to me by deed of Corinne Bates and W. H. Tucker, as Executors of Estate of R. D. Bates, deceased, recorded in said R. M. C. Office in Deed Book 136, page 450, by deed of W. A. Bates recorded in said R. M. C. Office in Deed Book 143, page 83, and by deed of Mrs. Corinne Bates, as Trustee, recorded in said R. M. C. Office in Deed Book 346, page 108.

This property is conveyed subject to the following restrictions: (1) The property shall be used for residential purposes only; (2) No residence shall be erected on said lot costing less than \$8,500.00; (3) No residence shall be erected on said lot nearer than 50 feet to Buena Vista Street; (4) Said lot is not to be re-cut or re-subdivided. The 50-foot set-back line above provided shall not be construed to prevent the grantee, his heirs and assigns, from constructing a covered car port on the front of the dwelling nearer than 50 feet to Buena Vista Street. 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 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 26th day of September in the year of our Lord One Thousand Nine Hundred and Fifty.

Signed, Sealed and Delivered in the Presence of Wm. T. Bates (Seal), Carol W. Thomas (Seal), Patrick C. Fant (Seal), and another seal (Seal).

State of South Carolina, Greenville County Personally appeared before me Carol W. Thomas

and made oath that she saw the within named grantor(s) Wm. 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 26th day of September, A. D. 19 50 Patrick C. Fant (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant, 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 Frank R. Parker, his 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 26th day of September, A. D. 19 50 Patrick C. Fant (Seal) Notary Public for South Carolina Patsy S. Bates

Cancelled documentary stamps attached: S. C. \$ 7th. U. S. \$ 50 at 9:14 A. M., No. 24550 Recorded this 7th day of October 19 50

W09-2-23