

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

APR 23 12 20 PM '51

Know All Men by These Presents:

That I, Josiah. K. Bates in consideration of the sum of Twelve Hundred, Fifty and no/100 in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whercof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

T. J. Loftis, his heirs and assigns forever

All that piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, being known and designated as Lot No. 30, Block B, according to a plat of University Heights, plat made by Piedmont Engineering Service, January, 1949, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "Y", at page 53 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Midland Street at the joint front corner of Lots Nos. 30 and 31 and running thence along the line of Lot No. 31, N. 31-20 W. 203 feet to an iron pin at the rear corner of Lot No. 19; thence along the rear line of Lot No. 19 in a northeasterly direction 100 feet to an iron pin in the rear corner of Lots Nos. 19, 20 and 29; thence along the line of Lot No. 29 in a southwesterly direction 215 feet to an iron pin on the northern side of Midland Street; thence along the northern side of Midland Street, S. 65 W. 100.4 feet to an iron pin at the point of beginning.

The property above described is subject to the following restrictions:

- 1. The property shall be used for residential purposes only.
2. No house shall be constructed on the premises at a cost of less than \$10,000.00.
3. The lot described above is not to be re-cut or re-subdivided.
4. Any construction on the lot shall be set back a distance of 50 feet from the front 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 19th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-One.

Signed, Sealed and Delivered in the Presence of

Jackie Peek
Fletcher C. Mann

Josiah K. Bates

(Seal)
(Seal)



State of South Carolina, Greenville County

Personally appeared before me Jackie Peek

and made oath that She saw the within named grantor(s) Josiah. K. Bates written deed, and that She, with Fletcher C. Mann sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 19th day of April, A. D. 1951

Fletcher C. Mann (Seal) Notary Public for South Carolina

Jackie Peek

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Fletcher C. Mann Notary Public, do hereby certify

unto all whom it may concern, that Mrs Alice L. Bates wife of the within named Josiah 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 T. J. Loftis, 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 19th day of April, A. D. 1951

Fletcher C. Mann (Seal) Notary Public for South Carolina

Alice L. Bates



Cancelled documentary stamps attached: S. C. \$ 23rd. day of April 19 51 at 12: M. No. 9385

W09-2-30