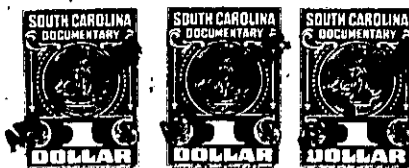


STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

APR 25 11 24 AM 1951

OFFICE FARMINGTON
R. M. C.



Know All Men by These Presents:

That I, Josiah K. Bates in consideration of the sum of Fifteen Hundred 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 whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Wayne D. Buffalo, Jr., his heirs and assigns forever

All that piece, parcel or tract of land, situate, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 31, 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 corner of Lots Nos. 33 and 31 and running thence along the rear line of Lot Nos. 33 and 32 in a northwesterly direction 203 feet to an iron pin in the line of Lot No. 32; thence through Lot No. 31 in a northeasterly direction, 110 feet, more or less, to an iron pin in the line of Lot No. 31 at the joint rear corner of Lots Nos. 19 and 30; thence along the line of Lot No. 30, S. 31-20 E. 203 feet to an iron pin on the northern side of Midland Street; thence along the northern side of Midland Street, S. 68-30 W. 100 feet to an iron pin; thence continuing along the northern side of Midland Street, S. 69-30 W. 46 feet to an iron pin at the point of beginning. Reserving, however, unto the grantor, his heirs and assigns, an easement or right of way along the western line of the property hereby conveyed for sewer line purposes, which easement or right of way shall extend from Lot No. 18 along the rear line of Lots Nos. 32 and 33 and along the western line of Lot No. 31 and Midland Street and shall not exceed five feet in width. The following restrictions are on said property: (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 23rd day of April in the year of our Lord One Thousand Nine Hundred and Fifty-One.

Signed, Sealed and Delivered in the Presence of

Marjorie M. Hall
Jackie Deek



Josiah K. Bates (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Jackie Deek

and made oath that s he saw the within named grantor(s) Josiah K. Bates sign, seal and as his act and deed deliver the within written deed, and that s he, with Marjorie M. Hall witnessed the execution thereof.

Sworn to before me this 23rd day of April, A. D. 1951
Marjorie M. Hall (Seal)
Notary Public for South Carolina

Jackie Deek

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Marjorie M. Hall,

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 Wayne D. Buffalo, Jr., 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 23rd day of April, A. D. 1951
Marjorie M. Hall (Seal)
Notary Public for South Carolina

Alice L. Bates

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____
Recorded this 25th day of April 1951 at 11:24 A.M. No. 9601 W09-2-31.1

out of W09-2-31