

OLLIE FARNSWORTH Know All Men by These Presents:
We, Gaynelle Mae Bates and Virginia Bates Kentera, individually and as
That Executrices of the Estate of Robert D. Bates, deceased, William T. Bates, J. K. Bates, Corinne T. Bates, individually and as Trustee
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 J. A. Carson, his Heirs and Assigns forever,

All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lot No. 95 of Block C as shown on revised plat of University Heights, and being more particularly described according to said Plat as follows:

BEGINNING at an iron pin on the Southwestern side of Corinne Drive at the joint front corner of Lots Nos. 94 and 95, and running thence with the joint line of said lots, S. 58-47 W. 215.7 feet to an iron pin; thence S. 31-16 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 95 and 96; thence with the joint line of said lots, N. 58-47 E. 215.6 feet to an iron pin on the Southwestern side of Corinne Drive; thence with the Southwestern side of said Drive, N. 31-13 W. 100 feet to the point of beginning.

This property is conveyed subject to the following restrictions:

- 1. That 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 is not to be recut or resubdivided.
- 4. Any construction on this lot shall be set back a total of 50 feet from the front lot line.

Grantee is to pay 1952 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 15th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-two. Gaynelle Mae Bates (SEAL)

Signed, Sealed and Delivered in the Presence of
Mildred Gilpin
Kathryn L. Brown
William T. Bates (Seal)
J. K. Bates (Seal)
Corinne T. Bates (Seal)
Individually and as Executrices of the Estate of Robert D. Bates, Deceased
Individually and as Trustee

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY Personally appeared before me Mildred Gilpin

and made oath that she saw the within named grantor(s) Gaynelle Mae Bates and Virginia Bates Kentera, individually and as Executrices of the Estate of Robert D. Bates, deceased, sign, seal and as their act and deed deliver the within written deed, and that she, with J. W. Allen witnessed the execution thereof.

Sworn to before me this 15th day of February, A. D. 19 52
J. W. Allen (Seal)
Notary Public for South Carolina, Santa Clara County, California
My commission expires: March 12, 1954

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY } I, Kathryn L. Brown Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Patsy S. Bates and Mrs. Alice L. Bates, the wives of the within named William T. Bates and J. K. Bates, respectively 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 J. A. Carson, 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 19th day of February, A. D. 19 52.
Kathryn L. Brown (Seal)
Notary Public for South Carolina
Mrs. Patsy S. Bates
Mrs. Alice L. Bates

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