

OLLIE FARRINGTON 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. 70, Block F, as shown on a plat of University Heights, as revised, and to be recorded in Plat Book BB at Page 21, and described as follows:

BEGINNING at an iron pin in the East side of Corinne Drive, joint front corner of lots 69 and 70, of Block F, and running thence with joint line of said lots, N. 56-37 E. 212.4 feet to iron pin, rear corner of lot 71; thence with rear line of said lot, N. 32-07 W. 100 feet to an iron pin, rear corner of lot 73; thence with line of said lot, S. 56-37 W. 210.8 feet to an iron pin in the East side of Corinne Drive; thence with said Drive, S. 31-13 E. 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 shall not be recut or resubdivided.
  4. Any construction on this lot shall be set back a total of 50 feet from the front lot 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 2 day of October in the year Fifty-Two Gaynelle Mae Bates (SEAL)

Signed, Sealed and Delivered in the Presence of

<p><u>J. W. Allen</u></p> <p><u>Mildred Gilpin</u></p> <p><u>James W. Blythe</u></p> <p>CALIFORNIA STATE OF SOUTH CAROLINA SANTA CLARA GREENVILLE County</p>	<p>Individually and as Executrices of the Estate of Robert D. Bates, deceased (Seal)</p> <p><u>William T. Bates</u> (Seal)</p> <p><u>Virginia Bates</u> (Seal)</p> <p><u>Corinne T. Bates</u> (Seal)</p> <p>Individually and as Trustee.</p>
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Personally appeared before me Mildred Gilpin

and made oath that he 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 written deed, and that he, with J. W. Allen sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 10th day of October, A. D. 1952

J. W. Allen (Seal)  
Notary Public for South Carolina the County of Santa Clara, State of California.  
My Commission Expires: March 12, 1954

STATE OF SOUTH CAROLINA, Greenville County } I, E.M. Blythe, Jr. 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 2 day of October, A. D. 1952

<p><u>James W. Blythe</u> (Seal) Notary Public for South Carolina</p>	<p><u>Mrs. Patsy S. Bates</u></p> <p><u>Mrs. Alice L. Bates</u></p>
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Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_ (Continued On Next Page)

Recorded this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

1-2-187