

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAR 22 3 41 PM '54 All Men by These Presents:

That I, William T. Bates in the State aforesaid, 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 Curtis G. Welborn, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, being known and designated as lot No. 109A, as shown on plat of University Heights Revision of lots Nos. 103 to 111, recorded in Plat Book FF at Page 128, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Buena Vista Street, joint front corner of lots 109 and 109A, and running thence with line of lot 109, S. 10-18 E. 158 feet to iron pin on line of lot 108; thence along line of lot 108, S. 82-34 E. 108.5 feet to iron pin on White Oak Drive; thence with White Oak Drive, N. 9-40 W. 140.8 feet to iron pin; thence continuing with bend of intersection of Buena Vista Street and White Oak Drive, the chord of which is N. 53-58 W. 28.6 feet to iron pin; thence with Buena Vista Street, S. 21-54 W. 80 feet to an iron pin; thence continuing with Buena Vista Street, S. 74-04 W. 9.4 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

- 1. This property shall be used for residential purposes only.
2. No house shall be constructed on said premises costing 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 40 feet from the front lot line.

Grantee is to pay 1954 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 18 day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Four

Signed, Sealed and Delivered in the Presence of

Ena W. King, Belton C. Thomason, Jr. (Seal) William T. Bates (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that she saw the within named grantor(s) William T. Bates sign, seal and as his act and deed deliver the within written deed, and that she, with Belton C. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 18 day of March, A. D. 1954. Belton C. Thomason, Jr. (Seal) Notary Public for South Carolina

Ena W. King (Seal)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Belton C. Thomason, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Patsy S. Bates wife of the within named William 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 Curtis G. Welborn, 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 18 day of March, A. D. 1954. Belton C. Thomason, Jr. (Seal) Notary Public for South Carolina

Patsy S. Bates (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 22nd day of March 1954, at 3:41 P.M., No. #6515