

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That WILLIAM T. BATES

in consideration of the sum of One Thousand Five Hundred and No/100 - - - - - 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 WILLIAM B. DUCKER, his heirs and assigns, forever:

ALL that lot of land situate on the South side of Karen Drive in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 104 on Plat of University Heights, revised by Piedmont Engineering Service, September 28, 1953, recorded in the R.M.C. Office for Greenville County, S. C., 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 Karen Drive at joint front corner of Lots 103 and 104 and running thence along the line of Lot 103, S. 4-23 W., 211 feet to an iron pin; thence S. 85-15 E., 110 feet to an iron pin; thence with the line of Lot 105, N. 1-40 E., 207.8 feet to an iron pin on the South side of Karen Drive; thence along the curve of Karen Drive, (the chord being N. 83-44 W., 100 feet) to the beginning corner.

GRANTOR to pay 1954 taxes.

This property is conveyed subject to the following restrictions:

- (1) No dwelling shall be constructed on the above lot nearer than 40 feet to Karen Drive;
(2) This property shall be used for residential purposes only;
(3) No dwelling shall be erected on said property costing less than \$10,000.00.

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 1st day of April in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of William T. Bates (Seal), Frances B. Holtzclaw (Seal), Patrick C. Fant (Seal), and three South Carolina Notary Public seals.

State of South Carolina, Greenville County. Personally appeared before me Frances B. Holtzclaw and made oath that she saw the within named grantor(s) William T. Bates deliver the within written deed, and that she, with Patrick C. Fant sign, seal and as his act and deed witnessed the execution thereof. Sworn to before me this 1st day of April, A. D. 1954. Patrick C. Fant (Seal) Notary Public for South Carolina.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, Patrick C. Fant, a 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 William B. Ducker, 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 1st day of April, A. D. 1954. Patrick C. Fant (Seal) Notary Public for South Carolina. Patsy S. Bates (Signature). Recorded this 1st day of April 1954, at 4:14 P.M., No. #7334.