

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

OCT 9 1 01 PM 1952

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLIE FARRSWORTH R.M.C.

Know All Men by These Presents:

We, Gaynelle Mae Bates and Virginia Bates Kentera, Individually and That as Executrices of the Estate of Robert D. Bates, deceased, in the State aforesaid, in consideration of the sum of Fifteen Hundred and No/100- - - - - (\$1,500.00) 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 H. E. Hembree, his Heirs and Assigns forever;

All that lot of land in Greenville County, South Carolina, in the City of Greenville, being known and designated as Lot No. 74 of Block D as shown on Plat of University Heights, recorded in Plat Book BB at Page 21, and described as follows:

BEGINNING at an iron pin at the Southwestern intersection of Corinne Drive and Carmel Street, and running thence with Carmel Street, S. 62-05 W. 110.9 feet to an iron pin, corner of Lot No. 75; thence with the line of said lot, S. 31-13 E. 190.3 feet to an iron pin, rear line of Lot No. 52; thence with the rear line of Lots Nos. 52 and 53, N. 56-37 E. 110.3 feet to an iron pin in the Western side of Carmel Drive; thence with said Drive, N. 31-13 W. 185 feet to the point of beginning.

Said premises being a portion of that conveyed to Robert D. Bates by deed recorded in Book of Deeds 346 at Page 105, and being devised by said Robert D. Bates to the Grantors.

Grantee to pay 1952 taxes.

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 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 26th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

[Signatures of B.C. Prouty and J.D. Malone]

[Signatures of Gaynelle Mae Bates and Virginia Bates Kentera, individually and as Executrices of the Estate of Robert D. Bates, deceased]

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me B.C. Prouty

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, sign, seal and as their act and deed deliver the within written deed, and that he, with J.D. Malone witnessed the execution thereof.

Sworn to before me this 26th day of September, A. D. 1952

[Notary Seal: W.A. Ferguson, Notary Public for South Carolina, Commission Expires March 11, 1956]

[Signatures of W.A. Ferguson and B.C. Prouty]

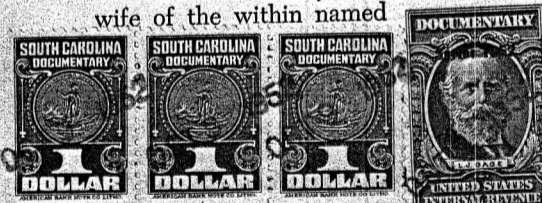
STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named

being privately and separately examined by me, did declare that she does being privately and separately examined by me, did declare that she does, renounce, dread or fear of any person or persons whomsoever, renounce, Heirs and Assigns, all and claim of Dower of, in or to all and singular the premises within men-



day of _____ A. D. 19____ (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$____; U. S. \$____ Recorded this 9th day of October 19 52, at 1:01 P. M. No. #22435

281-2-71