

OLLIE FARRINGTON
R. MC
Know All Men by These Presents:

That I, William T. Bates in the State aforesaid,
in consideration of the sum of Twelve Hundred Fifty and No/100 (\$1250.00)- - - 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 W. E. Shaw, 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. 112, as shown on a plat of University Heights, recorded in Plat Book BB at Page 21, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the Southeast side of Buena Vista Street, at corner of lot 110, and running thence with line of said lot, S. 49-14 E. 148.8 feet to an iron pin, corner of lot 111; thence with line of said lot, S. 30-50 W. 148.8 feet to an iron pin in the Northern side of Karen Drive; thence with said Drive, the following courses and distances: N. 65-28 W. 74.4 feet, N. 55-3 W. 75.1 feet, N. 37-28 W. 45.5 feet; thence with the curve of said Karen Drive and Buena Vista Street, the chord of which is N. 12-24 E. 39.2 feet; thence with Buena Vista Street, N. 53-01 E. 140 feet, more or less 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 40 feet from the front lot line.

Grantee is to pay 1953 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 5 day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Ena W. King (Seal)
E. M. Blythe, Jr. (Seal)
_____ (Seal)
_____ (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 E. M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 5 day of March, A. D. 19 53
E. M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Ena W. King

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 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 W. E. Shaw, 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 5 day of March, A. D. 19 53
E. M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Patsy S. Bates

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 7th day of March, 19 53, at 8:31 A. M., No. #5334
281-2-160