

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, J. R. Richardson, of Greenville County,

in the State aforesaid  
in consideration of the sum of Thirty-seven Hundred, Fifty and No/100 (\$3750.00) Dollars  
to me in hand paid, at and before the sealing of these presents by W. Marion Kirby, Jr.,

(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. Marion Kirby, Jr., and his Heirs and Assigns, forever.

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina  
in the Town of Simpsonville, on the South side of South Pliney Circle, known and designated as  
Lot No. 31 of the subdivision known as "League Estates," according to a map thereof made by W.J.  
Riddle, Surveyor, October, 1941, recorded in the R.M.C. Office for Greenville County, S. C., in  
Plat Book K at Pages 111-112, and having, according to said plat, the following metes and bounds,  
to-wit:

Beginning at an iron pin on the South side of South Pliney Circle, at the Northeast corner  
of Lot No. 32, and running thence with the line of Lot No. 32, S. 19-00 E. 154.7 feet to a pin;  
thence N. 55-30 E. 111.6 feet to corner of Lot No. 30; thence with the line of Lot No. 30, N.  
19-00 W. 147 feet to a pin on South Pliney Circle; thence with the southern side of South Pliney  
Circle; S. 59-30 W. 110 feet to the beginning corner.

This lot is sold subject to the following restrictions:

1. No residence shall be built upon said property costing less than \$2,000.00.
2. Said property cannot be used except for residential purposes for a period of ten years.

The above described land is one of the lots conveyed to me by Hugh B. Cooper  
on the 12th day of October 1944 deed recorded in office of Register  
of Mesne Conveyance for Greenville County, in Book 271 Page 312

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 premises before mentioned unto the said W. Marion Kirby, Jr., and his  
heirs and assigns, forever.

AND, I do hereby bind myself and my heirs, executors and administrators to  
warrant and forever defend all and singular the said premises unto the said W. Marion Kirby, Jr., and his  
heirs and assigns, against myself and my heirs, and against every  
person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 26th day of November in the year of  
our Lord one thousand nine hundred and forty-five and in the one hundred and seventieth  
year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of  
J. G. Jacks J. R. Richardson (L. S.)  
J. Thad Stewart (L. S.)

S. C. Stamps Cancelled, \$ 8. and .00 cents.  
U. S. Stamps Cancelled, \$ 4. and .40 cents.

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

PERSONALLY appeared before me J. Thad Stewart

and made oath that he saw the within named J. R. Richardson  
sign, seal, and as his act and deed, deliver the within written Deed; and that he, with J. G. Jacks  
witnessed the execution thereof.

SWORN to before me, this 26th  
day of November A. D., 1945  
R. L. Cooper (L. S.)  
Notary Public for South Carolina

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

RENUNCIATION OF DOWER

I, R. L. Cooper, a Notary Public for S. C. do hereby certify unto all whom it may  
concern, that Mrs. Maude B. Richardson  
the wife of the within named J. R. Richardson  
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 the within named W. Marion Kirby, Jr., and 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 26th  
day of November A. D., 1945  
R. L. Cooper (L. S.)  
Notary Public for South Carolina. Maude B. Richardson

Recorded December 12th 1945, at 11:28 o'clock, A.M By: EC