

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Jeff K. Richardson in the State aforesaid,
in consideration of the sum of Seven Hundred Fifty and no/100 (\$750.00) - - - - - 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 Mauldin Lumber & Supply Co., Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, and being known and designated as the front portion of lots No. 29 and 30 as shown on plat of Roland Heights, said plat being recorded in the Office of H. L. C. in Plat Book S, Page 34 and described by courses and distances as follows:

Beginning at an iron pin on the South corner of Alice Avenue and Morgan Circle and running along Alice Avenue S. 52-16 W. 100.3 ft. to an iron pin; thence along a newly established line S. 29-11 E. 176.5 ft. to an iron pin on the line of lot No. 31; thence along the line of lot No. 31 N. 52-16 E. 82 ft. to an iron pin on the West side of Morgan Circle; thence along Morgan Circle N. 19-00 W. 164 ft. to an iron pin; thence continuing along Morgan Circle E. 37-40 W. 43.1 ft. to the beginning point.

This conveyance is made in accordance with and subject to the reservations and restrictions carried in an instrument affecting all of the property in the mentioned subdivision as recorded in Deed Book 419, page 381 and reference is here made to that instrument for the terms and conditions of the restrictions and limitations.

The above described lot is a portion of lot No. 30 conveyed to me by W. J. Berlin by deed dated July 19, 1934 and recorded in Deed Book 604, page 413 and a portion of lot No. 29 conveyed to me by Jeff K. Richardson, Trustee by deed dated September 22, 1930 and recorded in Deed Book 419, page 430.

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 its successors 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 October in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

W. J. Riddle



Jeff K. Richardson



(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me *Jeff K. Richardson*

and made oath that he saw the within named grantor(s) *Jeff K. Richardson* sign, seal and as his act and deed deliver the within written deed, and that he, with *W. J. Riddle* witnessed the execution thereof.

Sworn to before me this
day of October, A. D. 19 54
W. J. Riddle (Seal)
Notary Public for South Carolina

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, *Maude B. Richardson* Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Maude B. Richardson* wife of the within named *Jeff K. 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 Mauldin Lumber & Supply Co., Inc., its successors 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
day of October, A. D. 19 54
W. J. Riddle (Seal)
Notary Public for South Carolina

Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 7th day of October 1954 at 9:47 A.M. No. 22854