

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

For True Consideration See Affidavit Book 17 Page 172

FILED GREENVILLE CC. S. C. DEC 30 1954

Know All Men by These Presents

That I, RICHARD T. WAITS, JR.,

in consideration of the sum of Ten and No/100-----(\$10.00) and other valuable considerations

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 RICHARD O. RICKE and BETTY ALLEN RICKE, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Waccamaw Avenue (formerly known as Waccamaw Circle) in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 95 and the adjoining one-half of Lot No. 96 on Plat 2 of Sunset Hills, made by R. E. Dalton, Engineer, December, 1945, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "P", at page 18, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Waccamaw Avenue, at joint front corner of Lots 94 and 95, and running thence with the line of Lot 94, N. 48-50 E., 175 feet to an iron pin; thence along the Southwest edge of a five-foot strip of land reserved for utility purposes, S. 41-10 E., 112.5 feet to an iron pin in the center of the rear line of Lot 96; thence through the center of Lot 96, S. 48-50 W., 175 feet to an iron pin on the Northeast side of Waccamaw Avenue, in the center of the front line of Lot 96; thence along the Northeast side of Waccamaw Avenue, N. 41-10 W., 112.5 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of Robert E. Stephens, dated May 26, 1951, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 435, at page 307.



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 their 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 30th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

Francis B. Holtzclaw, Patrick C. Fant

Richard T. Waits, Jr. (Seal)

State of South Carolina, Greenville County

Personally appeared before me Frances B. Holtzclaw

and made oath that s he saw the within named grantor(s) Richard T. Waits, Jr., sign, seal and as his act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 30th day of December, A. D. 19 54. Patrick C. Fant (Seal) Notary Public for South Carolina

Francis B. Holtzclaw

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. Mary B. Waits wife of the within named Richard T. Waits, Jr. 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 Richard O. Ricke & Betty Allen Ricke, / their 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 30th day of December, A. D. 19 54. Patrick C. Fant (Seal) Notary Public for South Carolina

Mary B. Waits

Recorded this 30th day of December 19 54 at 12:31 P.M., No. 29866 221-1-143