

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

SEP 17 12 15 PM '54

Know All Men by These Presents:

That I, J. R. Richardson in the State aforesaid, in consideration of the sum of Four hundred and no/100 (\$400.00) - - - - -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 I. W. Cook

All that certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina in Austin Township known and designated as lot No. 29 in the subdivision known as Hunters Acres according to a survey and plat made by W. J. Ridale in May, 1952 and recorded in the S. C. Office for Greenville County in Plat book "BB", page 31, reference to which is hereby craved for more complete description.

This lot being conveyed is a portion of that conveyed to the grantor by W. J. Griffin by deed dated June 30, 1952 and recorded in Plat book 400, page 378 in the S. C. Office for Greenville County. This particular lot being more specifically described as follows:

Beginning at a point on the South side of Pine Lane and running S. 67-30 E. 230.7 ft. along joint line of lots No. 28 and 29 to an iron pin in the center of a branch; thence running along branch line S. 49-45 W. 89.7 ft. to an iron pin on line at a point on joint line of lots Nos. 29 and 30; thence running N. 67-30 W. 190.5 ft. along joint line of lots No. 29 & 30 to an iron pin on Pine Lane; thence running N. 22-30 E. 80 ft. to the beginning point.

The lot above described is conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon either of said lots. (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed. (3) The roof of each residence constructed upon said lot shall be of composition or asbestos material. (4) No outside toilet shall be permitted on 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 fifty-four day of July in the year of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered in the Presence of

Opal E. Mowhead  
J. R. Richardson Jr.

J. R. Richardson (Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Opal Mowhead

and made oath that she saw the within named grantor(s) written deed, and that she, with J. R. Richardson Jr. sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this day of July A. D. 1954  
Notary Public for South Carolina

Opal E. Mowhead

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, C. L. KING Notary Public, do hereby certify

unto all whom it may concern, that, Mrs. Maudie B. Richardson 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 I. W. Cook, his 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 day of July A. D. 1954  
Notary Public for South Carolina

Maudie B. Richardson

Cancelled documentary stamps attached: S. C. \$ U. S. \$  
Recorded this day of 19 at M., No.

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