

5M-5-56 TITLE OF REAL ESTATE-Form 137 1/2-W. A. Seybt & Co., Office Supplies Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE F. WORTH R.M.C.

Know All Men by These Presents:

That I, Jeff Richardson, Sr. in the State aforesaid, in consideration of the sum of One and no/100 DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Cecil Parks, his heirs and assigns forever:

This is a quit claim deed for all of the right title and interest of the grantor in the below described property which was intended to have been conveyed to H. B. Cooper by deed dated October 15, 1953 and recorded in the R.M.C. Office for Greenville County in Deed Book 487 at Page 342. In said deed the words heirs and assigns were left out in both the granting and habendum clause and it was definitely the intention of the grantor to convey a fee simple title and not a life estate to the grantee.

All that lot of land with the improvements thereon situate in Austin Township, County of Greenville, being known and designated as lot no. 59 on Todd Circle in the subdivision known as Roland Heights with said plat being recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 34 and being more fully described according to said plat, to-wit:

Beginning at an iron pin on the northern side of Todd Circle, 175 feet from the intersection of U. S. Highway 276 and Todd Circle and running thence N 39-05 W, 186 feet to an iron pin; thence N 41-12 E, 82.3 feet to an iron pin; thence S 39-05 E, 202 feet to an iron pin on Todd Circle; thence S 52-16 W, 80 feet along Todd Circle to an iron pin being the point of beginning.

This being a portion of the property as conveyed the grantor by deed recorded in deed book 419 at 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 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 22 day of March in the year of our Lord One Thousand Nine Hundred and Fifty Seven

Signed, Sealed and Delivered in the Presence of

Opal Morehead (Seal) W. J. Riddle (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me

Opal Morehead

and made oath that she saw the within named grantor(s) Jeff Richardson, Sr.

written deed, and that she, with W. J. Riddle sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 22 day of March, A. D., 1957

W. J. Riddle (Seal) Notary Public for South Carolina

Opal Morehead

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, W. J. Riddle

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude B. Richardson wife of the within named Jeff Richardson, Sr.

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 Cecil Parks, 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 22 day of March, A. D., 1957

W. J. Riddle (Seal) Notary Public for South Carolina

Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 3:44 P.M.

Recorded this 4th day of April, 1957, at 1 M., No. 8138

302-1-3