

JAN 31 4 16 PM 1969

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R.M.C.

County Stamps Paid \$4.95  
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that L. R. Richardson, Jr. and William J. Bannen, Jr.

in consideration of Four Thousand Thirty Eight and 00/100 (\$4,038.00) and Dollars,  
assumption of mortgage set forth below:  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto

James F. Richardson, his heirs and assigns:

A ONE-THIRD (1/3) UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

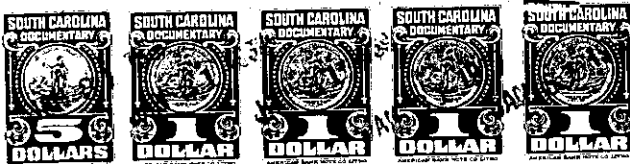
ALL that certain lot of land and improvements thereon lying in the Town of Simpsonville, County of Greenville, State of South Carolina, on the western side of the C. & W. C. Railroad, containing 1-1/4 Acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING in the center of C. & W. C. Railroad and running thence N. 86-3/4 W., 675 ft. across main street; thence N. 34-3/4 E., 25 ft. to an iron pin; thence N. 51 E., 106 ft. to an iron pin; thence S. 86-3/4 E., 558 ft. across main street to the center of said railroad; thence down the center of said railroad to the beginning corner.

The property above described was conveyed to the grantors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 542, Page 216.

This conveyance is subject to rights-of-way and easements of record, including the right-of-way of the C. & W. C. Railroad and the right-of-way of Main Street.

As part of the consideration for this conveyance, grantee assumes and agrees to pay One-Third (1/3) of the mortgage balance owed to First Federal Savings and Loan Association of Greenville, South Carolina, which mortgage is recorded in the R.M.C. Office for Greenville County in mortgage book 935/ page 132. Said One-Third (1/3) balance assumed is \$6,422.00.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 24th day of January, 19 69.

SIGNED, sealed and delivered in the presence of:

*[Signatures of witnesses]*

*[Signature of L. R. Richardson, Jr.]* (SEAL)  
*[Signature of William J. Bannen, Jr.]* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24th day of January, 19 69.

*[Signature of Notary Public]* (SEAL)  
Notary Public for South Carolina.  
My commission expires Jan. 1, 19 70

*[Signature of Notary Public]*

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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th day of January, 19 69.

*[Signature of Notary Public]* (SEAL)  
Notary Public for South Carolina.  
My commission expires Jan. 1, 19 70

*[Signature of Betty T. Richardson]*  
*[Signature of Gudrin G. A. Bannen]*

1-30-69