

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

17 30

Know All Men by These Presents:

That I, Jeff R. Richardson, Jr. in the State aforesaid, in consideration of the sum of Ten Dollars and no/100 (\$10.00) and exchange of DOLLARS, property. 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 Jeff R. Richardson, his heirs and assigns forever:

All those certain pieces, parcels or lots of land situate lying and being in the County of Greenville, State of South Carolina in Austin Township known and designated as lots Nos. 16, 60 and 91 in the subdivision known as Hunters Acres according to a survey and plat made by W. J. Riddle in lay, 1902 and recorded in the R. L. C. Office for Greenville County in plat book "33", page 31, reference to which is hereby craved for more complete description.

This being the same property conveyed to me by H. T. Leeke by deed dated February 15, 1954 and recorded in Deed Book 494, Page 481 in the R. L. C. Office for Greenville County.

The lots above described are 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 either of said lots shall be occupied until construction of said residence is entirely completed. (3) The roof of such residence constructed upon said lots shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lots. (5) No dogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said lots abut.

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.

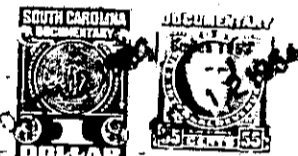
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 11th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

*[Handwritten signatures]*

*[Handwritten signature]*



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

State of South Carolina,  
Greenville County

Personally appeared before me *David ...*

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

Sworn to before me this 11th day of October, A. D. 19 54. *[Signature]* (Seal)  
Notary Public for South Carolina

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

*I, Scar Hodges*

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Florence M. Richardson wife of the within named Jeff R. Richardson, 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 Jeff R. Richardson, 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 11th day of October, A. D. 19 54. *[Signature]* (Seal)  
Notary Public for South Carolina

*[Handwritten signature]*

Cancelled documentary stamps attached: S. C. \$.....; U. S. \$.....  
Recorded this 12th day of October 19 54, at 11:43 A.M. No. 23229