



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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OLLIE FARNSWORTH, Notary Public for Greenville, S.C. All Men by These Presents:

That I, Jeff R. Richardson in the State aforesaid, in consideration of the sum of One Thousand and no/100 (\$1,000.00) 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 Mauldin Lumber and Supply Company, Inc., their successors forever:

All that piece, parcel or lot of land in or near the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina, and being Lot No. 40 in a subdivision known as Forest Park, formerly known as Gresham Park, and lying on the East side of Wilton Circle, and according to a plat prepared by G. C. Riddle, Surveyor, October, 1952, having the following metes and bounds: Beginning at the joint corners of lots 39 and 40 on the East side of Wilton Circle and running along Wilton Circle S. 55-00 W. 90 ft. to a point; thence S. 35-00 W. 142.3 ft. to an iron pin; thence along street line of Wilton Circle N. 23-10 W. 101.9 ft. to an iron pin; thence along joint lines of lots 39 and 40 100 ft. to the beginning point.

This is part of the same property conveyed to me by Jeff R. Richardson, as Trustee, by deed dated August 31, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book 507, Page 149.

The property conveyed is subject to the following restrictions:

1. No building other than residential property shall be constructed on any lot herein conveyed.
2. No dwelling costing less than \$10,000.00 shall be constructed on this property.
3. No livestock such as cattle, horses, hogs, goats or chickens shall be maintained, housed or pastured on this property.
4. Any residence must be constructed at least 35 feet from the street.

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 27th day of December in the year of our Lord One Thousand Nine Hundred and fifty-six

Signed, Sealed and Delivered in the Presence of

Arthur S. Agnew (Seal)
Opal E. Morehead (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Opal E. Morehead

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

Sworn to before me this 27th day of December, A. D., 1956
Arthur S. Agnew (Seal)
Notary Public for South Carolina

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
I, Arthur S. Agnew

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude B. Richardson wife of the within named Jeff 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 Mauldin Lumber and Supply Co., Inc., their successors, 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 27th day of December, A. D., 1956
Arthur S. Agnew (Seal)
Notary Public for South Carolina

Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 15th day of January 1957, at 12:04 P.M., No. 1212

501-2-2