

JAN 22 10 36 AM 1969

BOOK 860 PAGE 465

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE HAINSWORTH
R.M.C.

County Stamps Paid \$6.05
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, Jeff R. Richardson

in consideration of Five Thousand, Five Hundred and no/100 (\$5,500.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ruth E. Thackston and Catherine P. Stutts, theirs heirs and assigns forever:

All that certain piece, parcel or lot of land situate and lying on the West side of West Main Street in Simpsonville, South Carolina and being a portion of that property conveyed to me by the First Baptist Church of Mauldin, South Carolina by a deed dated November 19, 1969 and recorded in the Greenville County R. M. C. Office in Book 856, page 303. The property being conveyed is described as follows:

Beginning at an iron pin on the corner of West Main Street and right-of-way of Atlantic Coast Line Railroad spur tract and running along said spur tract S. 34-54 W. 79.7 feet to a point; thence S. 44-26 W. 80 feet to a point; thence S. 53-55 W. 80.5 feet to a point; thence S. 63-18 West 80.8 feet to a point; thence S. 72-09 W. 78.1 feet to an iron pin; thence S. 0.26 W. 104.8 feet to an iron pin on joint line of property belonging to Lorena Thackston and Ruth Thackston; thence running along joint property line S. 74-27 E. 162 feet to an iron pin; thence S. 53-11 E. 436.5 feet to an iron pin on South Street; thence along South Street S. 3.50 W. 75.4 feet to an iron pin; thence S. 4-52 W. 167.5 feet to an iron pin; thence running N. 57.59 E. 149' to an iron pin; thence N. 31-30 E. 177 feet to an iron pin; thence N. 36.45 E. 25 feet to an iron pin; thence N. 46-30 E. 48.9 feet to an iron pin; thence N. 60-27 E. 106.5 feet to an iron pin; thence N. 61-09 E. 147.9 feet to an iron pin; thence N. 35.30 E. 108.7 feet to an iron pin; thence N. 28-35 E. 88.5 feet to an iron pin; thence N. 32.24 E. 80.8 feet to an iron pin; thence N. 77-28 E. 204.8 feet to an iron pin on West Main Street; thence running along West Main Street N. 0.14 W. 195.5 feet to the beginning corner. This description is according to a plat drawn by C. O. Riddle January, 1969.

The property being conveyed is subject to the following restrictions:

1. No structures shall be built closer to West Main Street than 35'.
2. No building shall be constructed facing South Street closer than 35'.
3. No cement blocks or cinder blocks used in the construction of a building shall be visible.
4. No commercial activities which are obnoxious to the residential area adjoining shall be permitted.
5. No warehousing shall be permitted on this property.



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)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'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 16 day of January, 19 69.

SIGNED, sealed and delivered in the presence of:
Opal E. Morehead _____ (SEAL)
Louise W. Greene _____ (SEAL)
Jeff R. Richardson _____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 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 16 day of January, 19 69.

Louise W. Greene (SEAL) *Opal E. Morehead*
Notary Public for South Carolina. My Comm. Expires 1/1/1970

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 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)'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 16 day of January, 19 69.
Louise W. Greene (SEAL) *Maudie B. Richardson*
Notary Public for South Carolina. My Comm. Expires 1/1/1970

RECORDED this 22 day of January 19 69, at 10:36 A.M., No. 17378

309-1-1-1-76 AC
OUT OF 309-1-1-1-899