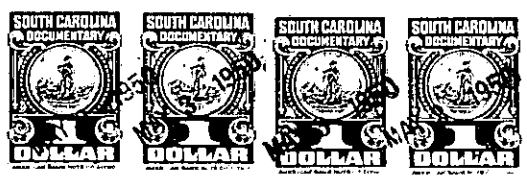


TITLE TO REAL ESTATE-Prepared by JAS. M. RICHARDSON, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Jeff R. Richardson in the State aforesaid. in consideration of the sum of Forty Two Hundred Fifty (\$4250.00) DOLLARS,

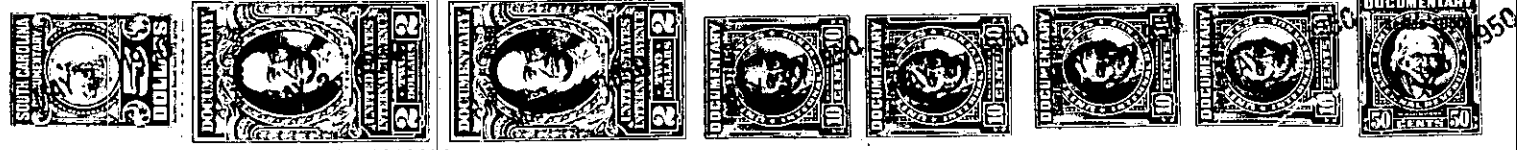
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

James F. Julian

All that piece, parcel and lot of land lying and being in Austin Township, County and State aforesaid, in or near the Town of Simpsonville, being known and designated as Lot No. 16 on plat of property of J. R. AND G. R. Richardson. The plat is recorded in the office of the R. M. C., Greenville County in Plat Book 9, Page 151 and reference is made thereto for a more definite and particular description as to courses and distances and metes and bounds.

The lot begins on the north side of Perry Street which is unnamed on the plat at the corner of lot number 17 and runs thence along the joint lines of lots numbers 16 and 17 N. 19-45 E. 258 feet to corner; thence N. 13-30 E. 47.2 feet to another corner; thence N. 70-30 W. 58.5 feet to corner on lot number 15 in the said subdivision; thence along joint lines of lots numbers 15 and 16 S. 19-45 E. 291.2 feet to corner on northside of Perry Street; thence along north side of Perry Street S. 70-15 W. 90 feet to the beginning corner.

This is a portion of the lands conveyed to G. R. and J. R. Richardson by the heirs of the estate of Perry Gresham and is one of the lots in which the said G. R. Richardson conveyed his interest unto Jeff R. Richardson by a deed recorded in Deed Book 355, Page 201.



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 29 day of April in the year of our Lord One Thousand Nine Hundred and fifty

Signed, Sealed and Delivered in the Presence of L. J. Vaughn, Jr. (Seal) and L. J. Vaughn, Jr. (Seal)

State of South Carolina, Greenville County Personally appeared before me L. J. Vaughn, Jr.

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

Sworn to before me this 29th day of April, A. D. 19 50. L. J. Vaughn, Jr. (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, L. J. Vaughn 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 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 29th day of April, A. D. 19 50. L. J. Vaughn, Jr. (Seal) Notary Public for South Carolina Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$ 3rd. day of May 19 50 11:58 A. 10883 U. S. \$ Recorded this day of M., No.