

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY, 23 - 11 15 AM 1954

Know All Men by These Presents:

That I, J. R. Richardson in the State aforesaid, in consideration of the sum of One Thousand and no/100 (\$1000.00) and assumption of-DOLLARS, mortgage of \$3565.79 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 Martin Loon, Jr. and Dorothy Loon, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, known and designated as lot No. 90 in the subdivision known as Hunters Acres according to a survey and plat made by W. J. Riddle in May, 1952 and recorded in the R. P. C. Office for Greenville County in deed book "BB", page 41, and being more fully described as follows:

Beginning at an iron pin on the East side of Boyd Avenue and at joint corner of lots Nos. 89 and 90 and running along joint line of said lots S. 80-00 E. 193.8 ft. to an iron pin; thence S. 10-00 W. 80 ft. to an iron pin at corner of lots 90 and 91; thence running along joint line of lots Nos. 90 and 91 N. 80-00 W. 194.9 ft. to an iron pin on Boyd Avenue; thence N. 10-00 E. 80 ft. to the beginning point.

This is part of the property conveyed to me by J. R. Richardson, Trustee by deed dated October 10, 1952 and recorded in Deed Book 472, Page 409 in R. P. C. Office for Greenville County.

The above described lot is 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 each residence constructed upon said lot shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lot. (5) No

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 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 18 day of October in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

Opal E. Marchant  
W. J. Riddle



*[Signature]*

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

State of South Carolina, Greenville County

Personally appeared before me

*Opal E. Marchant*

and made oath that he saw the within named grantor(s) J. R. Richardson

written deed, and that he, with *W. J. Riddle* sign, seal and as his act and deed deliver the within witnessed the execution thereof.

*Notary P. R. S. E. W. J. Riddle*  
Notary Public for South Carolina

*Opal E. Marchant*

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, *W. J. Riddle*

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude B. Richardson wife of the within named J. 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 Martin Loon, Jr. and Dorothy Loon, their 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 18 day of October, A. D. 19 54  
*W. J. Riddle*  
Notary Public for South Carolina

*Maude B. Richardson*

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

Recorded this day of 19 at M, No.

( Continued on next page )

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