

4M-1-55
TITLE OF REAL ESTATE—Form 137½ — W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAY 11 12 15 PM '55

Know All Men by These Presents:

That I, J. F. Richardson in the State aforesaid,
in consideration of the sum of One Dollar, Love and affection 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

G. W. Richardson and Joyce W. Richardson, their heirs or assigns:

All that certain piece, parcel or lot of land, lying and being in Fairview Township, Greenville County, State of South Carolina, located on the North East side of a proposed road leading off of U. S. Highway 276, south of the Town of Simpsonville, and having according to a survey and plat made by J. C. Blakely, Surveyor, in May 1955 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North East side of proposed road and near and lod tenant house, said iron pin being 447 ft. from the center line of U. S. Highway No. 276, and running thence S. 70-39 E. 201.2 feet to an iron pin on branch, and approximately 15 ft. from line of Buchanan; thence by a traverse line with the branch as the line, N. 21-26 E. 95.8 feet to an iron pin by a black gum tree; thence N. 12-53 W. 91.8 feet to an iron pin on branch and by a pine tree; thence N. 69-53 W. 198.7 feet to an iron pin on the North East side of proposed road; thence along North East side of said road, S. 5-20 W. 184.8 feet to the beginning corner, and containing Ninety Five Hundreths of (0.95) an acre more or less, and being a portion of the same tract conveyed to J. F. Richardson by D. L. Bramlett by deed dated November 20, 1917 and recorded in Vol. 52, at page 111 in the Greenville County R. M. C. Office.

Until such time as the proposed road mentioned in this conveyance is actually cut out, the Grantor herein gives Grantee the right of ingress and egress in and over the proposed road which will be 25 feet more or less.

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 11th day of May in the year of our Lord One Thousand Nine Hundred and Fifty Five

Signed, Sealed and Delivered in the Presence of

S. W. Hiott, Jr. (Seal)
D. L. Bramlett, Jr. (Seal)
_____ (Seal)
_____ (Seal)

J. F. Richardson (Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me S. W. Hiott, Jr.

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

Sworn to before me this 11th day of May, A. D., 1955
D. L. Bramlett, Jr. (Seal)
Notary Public for South Carolina

S. W. Hiott, Jr.

State of South Carolina

COUNTY OF _____

RENUNCIATION OF DOWER

No Dower- Grantors wife Deceased

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____ wife of the within named _____ 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 _____ day of _____, A. D., 19____

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ P.M.
Recorded this 11th day of May 19 55, at 12:13, No. #12059

323.1-1-1.1
(Copy of 323.1-1-1)