

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

Know All Men by These Presents:

That Jeff R. Richardson hereafter referred to as Grantor, in consideration of the sum of Six Thousand and No/100 (\$6,000.00) DOLLARS, paid to Grantor by Perry Everett Nystrom and Elizabeth C. Nystrom hereafter referred to as Grantees...

ALL that piece, parcel or lot of land containing 3.03 acres, more or less, situate, lying and being on Lafayette Avenue, in Shellstone Park, in the County of Greenville, South Carolina, near Fountain Inn, South Carolina, designated as Lot 13 on plat of Shellstone Park prepared by C. O. Riddle, Reg. L.S., which plat is recorded in the Office of the R.M.C. for Greenville County, South Carolina in Plat Book PPP at Page 177 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the edge of Lafayette Avenue at the joint front corner of Lots Nos. 12 and 13 and running thence along the edge of the right-of-way of Lafayette Avenue S. 58-14 E. 330 feet to an iron pin at the joint front corner of Lots 13 and 14; thence turning and running along common line with Lot No. 14, S. 31-46 W. 400 feet to an iron pin; thence turning and running N. 58-14 W. 330 feet to an iron pin; thence turning and running along common line with Lot No. 12, N. 31-46 E. 400 feet to an iron pin, the point of beginning.

This deed is made subject to any restrictions, rights-of-way, easements or agreements affecting the property that may appear of record, on a recorded plat, or on the premise, or that are known to the grantees.

This is a portion of the property conveyed to the Grantor herein by deed recorded in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 821 at Page 117.



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 and Grantee's Heirs/Successors and Assigns forever.

Witness the hand and seal of Grantor this 14th day of July, 1971.

Signed, Sealed and Delivered in the Presence of

Spal E. Morehead, Roy E. Norkleby (witnesses)

Jeff R. Richardson (Grantor signature and seal)

Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 14th day of July, 1971. Roy E. Norkleby, Notary Public for South Carolina

My Commission expires 10-6-72

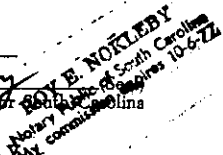
STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Maude B. Richardson, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 14th day of July, 1971. Maude B. Richardson (signature)

Recorded this 14 day of July, 1971, at 4:45 P.M., No. 1400



13-57-13