

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE CO. S. C.

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JUL 25 11 06 AM '74

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Joe Earl Kirby and Evelyn R. Kirby

in consideration of -----Twenty One Thousand Five Hundred and No/100 (\$21,500.00)----- Dollars

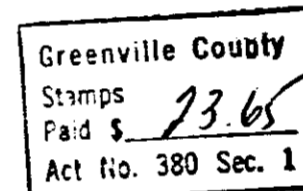
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Marshall Lee Richardson and Brenda B. Richardson, their heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the northeastern side of Monaview Street, in the County of Greenville, State of South Carolina, being shown and designated as Lot 65 on a plat of Section 2, Monaghan Subdivision, recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG, at Page 151, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Monaview Street at the joint front corner of Lots 64 and 65 and running thence along the common line of said Lots N. 38-30 E. 160 feet to a point; thence along the line of Lot 89 S. 51-30 E. 75 feet to a point; thence along the common line of Lots 65 and 66 S. 38-30 W. 160 feet to a point on the northeastern side of Monaview Street; thence along the said Monaview Street N. 51-30 W. 75 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the grantors herein by deed of Joe E. Hawkins Enterprises, Inc. recorded in the RMC Office for Greenville County, South Carolina in Deed Book 851, at Page 489.



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 assigns against the grantor(s) and the grantor'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 24th day of July 19 74.

SIGNED, sealed and delivered in the presence of

Francis R. Leithe
Bob R. James

Joe Earl Kirby (SEAL)
JOE EARL KIRBY
Evelyn R. Kirby (SEAL)
EVELYN R. KIRBY
(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 24th day of July 19 74.

Francis R. Leithe (SEAL)
Notary Public for South Carolina
My commission expires: 6/30/79

Bob R. James

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

24th day of July 19 74.

Francis R. Leithe (SEAL)
Notary Public for South Carolina
My commission expires: 6/30/79

Evelyn R. Kirby
EVELYN R. KIRBY

RECORDED this day of JUL 25 1974 19 at M. No. 2473