

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, J. R. Richardson, of the County of Greenville,

in the State aforesaid

in consideration of the sum of Two Hundred Fifty and no/100 (\$250.00)

Dollars

to me in hand paid, at and before the sealing of these presents by

J. C. Berry

(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 J. C. Berry, his Heirs and assigns,

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina.

in the Town of Simpsonville, on the North side of North Pliney Circle, being known and designated as Lot No. 23 of the subdivision known as League Estates, according to a plat made by W. J. Riddle, Surveyor, October, 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, at pages 111 and 112, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of North Pliney Circle, corner of Lot No. 22, and running thence with the line of said lot N. 17-01 W. 200.5 ft. to an iron pin; thence N. 70-15 E. 177.6 ft. to an iron pin, corner of Lot No. 24; thence with the line of said lot S. 7-00 E. 248.5 ft. to an iron pin on North Pliney Circle; thence with said Circle S. 86-45 W. 80 ft. to the beginning corner.

This lot is conveyed subject to the following restrictions:

1. No residence shall be built upon said property costing less than \$2000.00.
2. Said property cannot be used except for residential purposes for a period of ten years.

The above described land is the lot the same conveyed to me by Hugh B. Cooper on the 3rd day of October 1944, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 270 Page 84.

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 premises before mentioned unto the said

J. C. Berry, his heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. C. Berry, his

heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS MY hand and seal, this 22nd day of August in the year of our Lord one thousand nine hundred and forty-five and in the one hundred and 70th year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of J. R. Richardson (L. S.)
R. L. Richardson (L. S.)
F. M. Chandler (L. S.)

S. C. Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Stamps Cancelled, \$ 0 and 55 Cents.

THE STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me R. L. Richardson

and made oath that he saw the within named J. R. Richardson sign, seal, and as his act and deed, deliver the within written Deed; and that he, with F. M. Chandler witnessed the execution thereof.

SWORN to before me, this 22nd.

day of August A. D. 1945
H. B. Cooper (L. S.)
Notary Public for South Carolina

R. L. Richardson

THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER.

I, H. B. Cooper, a Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Maud B. Richardson the 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 the within named J. C. Berry, x heirs and assigns, all her interest and estate, and also 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 X day of X A. D. 19 X
H. B. Cooper (L. S.)
Notary Public for South Carolina

Maud B. Richardson

Recorded August 23rd, 1945, at 4:00 o'clock, P. M BY: E.G.