

FEB 5 12 13 PM 1951

TITLE TO REAL ESTATE-Office of MANN, ARNOLD & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, R.M.C.

GREENVILLE COUNTY

Know All Men by These Presents:

That I, A. Ralph Todd, as Trustee and as Executor of the Will/ of F. M. Todd, deceased in the State aforesaid, in consideration of the sum of One Thousand & No/100 (\$1,000.00) - - - - - 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 Jeff R. Richardson, his heirs and assigns, forever:

All that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, lying and being in the Town of Simpsonville, S. C. on the North side of College Street, and being known and designated as Lot #2 of property of F. M. Todd Estate as shown on plat thereof by W. J. Riddle, Surveyor, dated January, 1951, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the North side of College Street at the corner of property this date conveyed by the Grantor to Louise T. Abercrombie and running thence with the North side of College Street, N. 67-45 E. 175.5 feet to a point on the right-of-way of the C. & W. C. Railroad; thence with the right-of-way of said Railroad, N. 25-0 W. 185.5 feet to a point in the line of J. S. Moore Estate thence with Moore's line, S. 64-05 W. 166.6 feet to a point in the line of property of Louise T. Abercrombie; thence with Abercrombie's line, S. 18-50 W. 175.7 feet to the beginning corner.

The above described property is a part of the same conveyed to me by Leta T. DuPree, et al by deed dated June 30, 1950, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 413, Page 269.



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 his 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 31st day of January in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of

Lois B. Burkhalter

A. Ralph Todd (Seal) As Trustee and as Executor of (Seal) the Will of F. M. Todd, dec. (Seal)

State of South Carolina, Greenville County

Personally appeared before me Lois B. Burkhalter

and made oath that s he saw the within named grantor(s) A. Ralph Todd, as Trustee and as Executor of the Will of F. M. Todd, deceased sign, seal and as his act and deed deliver the within written deed, and that s he, with W. Harold Arnold witnessed the execution thereof.

Sworn to before me this 31st day of January, A. D. 1951

Notary Public for South Carolina

W. Harold Arnold (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

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 Notary Public for South Carolina