



STATE OF SOUTH CAROLINA APR 5 11 41 AM 1957
COUNTY OF GREENVILLE

OLLIE EARNSWORTH
Know All Men by These Presents:

That I, Jeff R. Richardson, Jr. in the State aforesaid,
in consideration of the sum of Two Hundred and no/100 (\$200.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s). (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Claude Brown, his heirs and assigns forever:

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, near the Town of Simpsonville, being known and designated as lot #3 as shown on a plat of the D. M. Mayfield Estate, said plat made by J. O. Bruce, Surveyor, on November 4, 1952 and recorded in Plat Book "CC" at page 199, and being more fully described as follows:

Beginning at a stake at the corner of lot #2, on the West side of a dirt road, and running thence along the West side of said road S. 21-05 E. 70 ft. to a stake; thence S. 68-55 W. 200 ft. to the corners of lots #19 and 20; thence N. 21-05 W. 70 ft. to the corner of lot #2; thence N. 68-55 E. 200 ft. along the line of lot #2 to the beginning corner, and being the same lot conveyed to the grantor by William Riley Ballard by deed dated December 28th, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 544, page 493.

The above lot is conveyed subject to the following conditions:

1. That no house or other building shall be erected any closer than 40 ft. to the road or street on which the lot fronts.
2. That there is to be no junk yards placed on the property, nor any alcoholic beverages sold thereon.

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 11th day of March in the year of our Lord One Thousand Nine Hundred and fifty-seven

Signed, Sealed and Delivered in the Presence of

Sara S. Hodges (Seal)
 Oscar Hodges (Seal)
 _____ (Seal)
 _____ (Seal)

State of South Carolina } Personally appeared before me Sara S. Hodges
COUNTY OF GREENVILLE }

and made oath that he saw the within named grantor(s) Jeff R. Richardson, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Oscar Hodges witnessed the execution thereof.

Sworn to before me this 11th day of March, A. D., 1957

Oscar Hodges (Seal)
Notary Public for South Carolina

Sara S. Hodges

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } I, Oscar Hodges Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Florence M. Richardson wife of the within named Jeff R. Richardson, Jr. 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 Claude Brown, his 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 11th day of March, A. D., 1957

Oscar Hodges (Seal)
Notary Public for South Carolina

Florence M. Richardson

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 5th day of April 1957 at 11:41 A.M., No. #8175