

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

FOR THE COMMISSIONER OF REVENUE

COUNTY OF GREENVILLE

JAN 27 2 44 PM 1959

Page 163

Know All Men by These Presents:

OLLIE W. ROUTH
R.M.G.

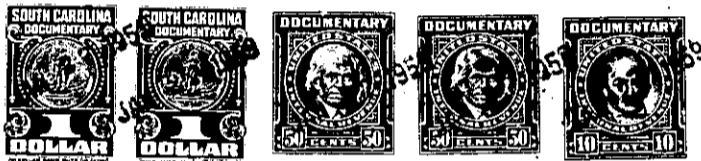
That We, Mauldin Lumber and Supply Company, Inc. in the State aforesaid, in consideration of the sum of One and no/100 DOLLARS, and exchange of property to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Jeff R. Richardson, his heirs and assigns forever:

All that piece, parcel or lot of land in or near the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina, lying to the east of the C. & W. C. Railroad and being lot No. 40 in a subdivision now known as Forest Park and formerly known as Gresham Park. This is the same property conveyed to us by Jeff R. Richardson by deed dated and recorded in Deed Book 596, Page 120.

For fuller description of property conveyed herein refer to plat drawn by C. O. Riddle, Surveyor and recorded in Plat Book BB, pages 70 and 71.

The property conveyed is subject to the following restrictions:

1. No building other than residential property shall be constructed on any lot herein conveyed.
2. No dwelling costing less than \$10,000.00 shall be constructed on any lot conveyed herein.
3. No livestock such as cattle, horses, hogs, goats or chickens shall be maintained, housed or pastured on this property.
4. Any residence must be constructed at least 35 feet from the street.



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 23rd day of January in the year of our Lord One Thousand Nine Hundred and Fifty-nine

Mauldin Lumber & Supply Co., Inc. (Seal)

Signed, Sealed and Delivered in the Presence of

Mary Ruth Young
J. M. Griffin

Ralph O. Kendrick V.-Pres. (Seal)
Sect.-Treas. (Seal)

State of South Carolina

Personally appeared before me Mary Ruth Young

COUNTY OF GREENVILLE

and made oath that She saw the within named grantor(s) Mauldin Lbr. & Supply Co., Inc. sign, seal and as their act and deed deliver the within written deed, and that he, with J. M. Griffin witnessed the execution thereof.

Sworn to before me this 23rd day of January, A. D., 1959
J. M. Griffin (Seal)
Notary Public for South Carolina

x Mary Ruth Young

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF

I, 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 (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 2:44 P. M.
Recorded this 27th day of January 19 59, at / M, No. 19072

301-2.2