

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FEB 11 10 41 AM 1960

Know All Men by These Presents:

That I, Walter L. Jackson, Jr., in the State aforesaid, in consideration of the sum of Five (\$5.00) Dollars and the premises recited hereinafter, 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 Lide L. Richbourg, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Townes Street Extension, and being designated as Lot No. 4 and part of Lot No. 3, Block H, of Highland Terrace as recorded in the RMC Office for Greenville County, S. C. in Plat Book K, pages 120, 121 and 122, and having according to a survey made by R. W. Dalton, dated January, 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Townes Street Extension, joint front corner of Lots 4 and 5, and running thence along said Street N 16-44 E 67 feet to an iron pin; thence N 73-16 W 150 feet to an iron pin in the rear line of Lot No. 3; thence S 16-44 W 67 feet to an iron pin, joint rear corner of Lots 4 and 5; thence along the common line of said Lots S 73-16 E 150 feet to an iron pin, the point of beginning.

This deed is given simultaneously with a deed from the grantee herein to the grantor herein to correct errors previously made in two conveyances by J. H. Mauldin. By deed dated May 13, 1952 and recorded May 15, 1952, in the RMC Office for Greenville County, in Deed Book 456, page 177, Lucy L. Hindman conveyed to J. H. Mauldin Lots 1, 2, 3 and 4, Block H, Highland Terrace, on the west side of Townes Street Extension. By deed dated November 6, 1952, and recorded December 5, 1952, in Deed Book 468, page 47, J. H. Mauldin conveyed to James P. Yonce Lot No. 1 and the adjoining 16 feet, 8 inches of Lot No. 2. Subsequently, James P. Yonce conveyed this same property to Lide L. Richbourg by deed dated June 6, 1957, recorded June 7, 1957, in Deed Book 578, page 199. The said Lide L. Richbourg is the present owner of said property in fee simple title, subject to the lien of the mortgage given by James P. Yonce to First Federal Savings and Loan Association, dated November 6, 1952, in the original amount of Nine Thousand and no/100 (\$9,000.00) Dollars, and recorded in Mortgage Book 547, page 284.

By deed dated January 31, 1953 and recorded on February 2, 1953, in Deed Book 471, page 297, the said J. H. Mauldin did convey to Walter L. Jackson, Jr. Lot No. 4 and the adjoining 17 feet of Lot No. 3. The said Walter L. Jackson, Jr. is the present owner of said property in fee simple title, subject to the lien of the mortgage given by him to C. Douglas Wilson & Co. dated January 31, 1953, in the original amount of Ninety-five hundred and no/100 (cont'd on reverse side)

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 9th day of February in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Schaefer B. Kendrick, Eunice D. Shelton, Walter L. Jackson Jr. (Seal)

State of South Carolina, Greenville County

Personally appeared before me Eunice D. Shelton

and made oath that she saw the within named grantor(s) Walter L. Jackson, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this 9th day of February, A. D. 19 60. Schaefer B. Kendrick (Seal) Notary Public for South Carolina Eunice D. Shelton

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Schaefer B. Kendrick, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Barbara Jean Jackson wife of the within named Walter L. Jackson, 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 Lide L. Richbourg, 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 9th day of February, A. D. 19 60. Schaefer B. Kendrick (Seal) Notary Public for South Carolina Barbara Jean Jackson

Cancelled documentary stamps attached: S. C. \$; U. S. \$ (Continued on Next Page)

Recorded this day of 19 at M., No.

176-3-12