

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAN 5 10 05 AM 1961

Know All Men by These Presents:
H. W. C.

That I, Maude B. Richardson in the State aforesaid,
in consideration of the sum of Twelve Hundred Fifty and no/100 (\$1250.00) - - - - 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 G. R. Richardson, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate in Austin Township, Greenville County, State of South Carolina and beginning at an iron pin on the South side of an unnamed street and at the joint corner with property belonging to Jeff R. Richardson, Jr. and running S. 31-08 E. 228.4 ft. to an iron pin; thence S. 53-59 E. 238.6 ft. to an iron pin; thence N. 47-30 E. 249.2 ft. to an iron pin; thence N. 30-09 E. 142.8 ft. to an iron pin on unnamed Street; thence, S. 55-41 E. 57.1 ft. to an iron pin; thence N. 78-53 E. 43.4 ft. to an iron pin; thence N. 55-08 E. 117.5 ft. to the beginning corner.

This is part of the property conveyed to me by D. L. Bramlett as Executor and Trustee and Beatrice Bramlett Howard by deed dated February 23, 1938 and recorded in Deed Book 202, page 154 and also by D. L. Bramlett by deed dated February 23, 1938 and recorded in Deed Book 202, Page 155 and it is part of a subdivision shown on a plat drawn by C. O. Riddle, Surveyor, August, 1958.

This property is conveyed subject to the following restrictions:

- (1) No dwelling shall be erected on this lot consisting of less than 1800 square feet of floor space exclusive of porches and garage.
 - (2) No cement blocks shall be visible.
 - (3) No asbestos shingles shall be used as siding.
 - (4) No livestock such as cows, goats, sheep, hogs, horses, shall be kept or maintained on this property.
 - (5) No chickens shall be permitted on this property.
 - (6) This property shall not be used for commercial purposes.
- SEE OTHER 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.

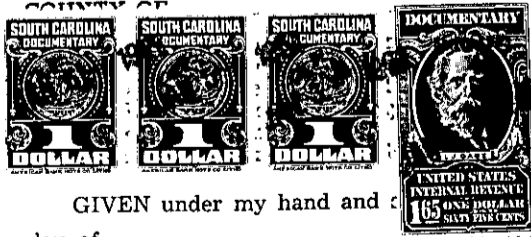
Witness the grantor's(s') hand and seal this 27th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-eight

Signed, Sealed and Delivered in the Presence of
Opal Marchand
C. L. King
Maude B. Richardson (Seal)

(Seal)

State of South Carolina } Personally appeared before me *Opal Marchand*
COUNTY OF GREENVILLE }
and made oath that he saw the within named grantor(s) Maude B. Richardson
written deed, and that he, with *C. L. King* sign, seal and as her act and deed deliver the within
witnessed the execution thereof.
Sworn to before me this 27th
day of August, A. D., 1958
C. L. King (Seal)
Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER
Notary Public, do hereby certify


privately and separately examined by me, did declare that she does freely,
or fear of any person or persons whomsoever, renounce, release, and
Heirs and Assigns, all her interest and
of, in or to all and singular the premises within mentioned and released.
GIVEN under my hand and
day of _____ 19____
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ (Continued on Next Page)
Recorded this _____ day of _____ 19____, at _____ M., No. _____