

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, LAMAR KENNEDY in the State aforesaid, in consideration of the sum of Two Thousand Seven Hundred Fifty and no/100 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 HENRY MARTIN, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate at the Southwest corner of the intersection of Richbourg Road and Mimosa Drive, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 1 on Plat of McSwain Gardens, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG, Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Richbourg Road at joint front corner of Lots 1 and 2, and running thence with the line of Lot 2, S. 64-23 W., 212.2 feet to an iron pin; thence with the line of Lot 3, N. 25-41 W., 94.9 feet to an iron pin on the Southeast side of Mimosa Drive; thence along the Southeast side of Mimosa Drive, N. 54-55 E., 42.5 feet to an iron pin; thence still with Mimosa Drive, N. 59-53 E., 99.3 feet to an iron pin; thence still along Mimosa Drive, N. 64-19 E., 63.7 feet to an iron pin; thence with the curve of Mimosa Drive and Richbourg Road (the chord being S. 66-09 E., 32.5 feet) to an iron pin on the Southwest side of Richbourg Road; thence along the Southwest side of Richbourg Road, S. 16-30 E., 86.2 feet to the beginning corner.

THIS is the same property conveyed to the grantor by deed of William R. Timmons, Jr., dated April 1, 1959, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 634, Page 200.

THIS property is conveyed subject to the restrictions applicable to McSwain Gardens and the further additional restriction that any dwelling constructed on said lot shall face Richbourg Road and shall be not nearer than 75 feet to said Richbourg Road. Grantee to pay 1961 taxes.

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 16th day of January in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Edith Dixon (Seal)
Linda Wheeler (Seal)
Lamar Kennedy (Seal)
South Carolina Documentary Stamps: 5 DOLLARS, 1 DOLLAR, 15 CENTS, 15 CENTS

State of South Carolina, Greenville County } Personally appeared before me Edith Dixon

and made oath that she saw the within named grantor(s) Lamar Kennedy sign, seal and as his act and deed deliver the within written deed, and that she, with Linda Wheeler witnessed the execution thereof.

Sworn to before me this 16th day of January, A. D. 1961. Edith Dixon (Seal)
Notary Public for South Carolina Georgia
My commission expires:

State of South Carolina, Greenville County } RENUNCIATION OF DOWER
I, Lois Smith Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eloise M. Kennedy wife of the within named Lamar Kennedy 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 Henry Martin, 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 16th day of January, A. D. 1961. Eloise M. Kennedy (Seal)
Notary Public for South Carolina Georgia
My commission expires:

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 23rd day of January 1961, at 3:52 P.M., No. #18383

277.3-2-2