

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that M. L. Lanford, Jr.

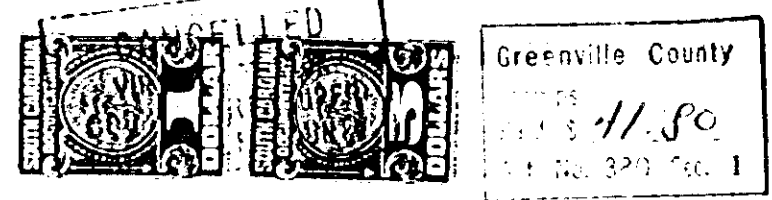
in consideration of Thirty-seven Thousand Nine Hundred Fifty & No/100 (\$37,950.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Robert B. Richards and Kay M. Richards, their heirs and assigns, forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot 46 on a plat of Verdin Estates, dated September 21, 1972, prepared by C. O. Riddle, recorded in the R. M. C. Office for Greenville County in Plat Book 4R at pages 34 and 35, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Baldwin Circle at the joint front corner of Lots 45 and 46, and running thence with the line of Lot 45, N. 26-21 E., 150 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence, S. 54-35 E., 117.7 feet to an iron pin at the joint rear corner of Lots 46 and 47; thence with the line of Lot 47, S. 44-38 W., 150.1 feet to an iron pin at the joint front corner of Lots 46 and 47 on the northeastern side of Baldwin Circle; thence with the northeastern side of Baldwin Circle, the chord of which is N. 54-35 W., 70 feet to the point of beginning. — 7991 - 292.1 - 1-46

For Deed into Grantor see Deed Book 1010 at page 27.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.



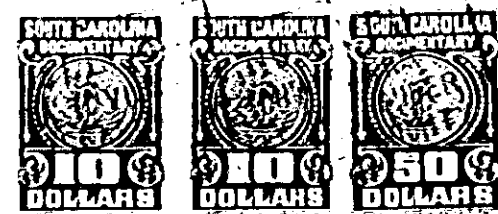
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 7th day of May 1975

SIGNED, sealed and delivered in the presence of:

R. Kenard Johnson, Jr.
Lacey Huggins

M. L. Lanford, Jr. (SEAL)
M. L. Lanford, Jr.



STATE OF SOUTH CAROLINA }
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of May 1975

R. Kenard Johnson, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires: 8-14-79

Lacey Huggins

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 7th day of May 1975
Mary M. Lanford (SEAL)
Notary Public for South Carolina.
My commission expires: 12/11/89
RECORDED this day of MAY 1975

Mary M. Lanford
Mary M. Lanford
25873
3:12 P. M. No.

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