

Grantee's Address: 712 E. McBees Ave.
Greenville, SC 29601

EDWARDS, DUGGAN AND REESE
Attorneys-at-Law
P. O. Box 126
Greer, SC 29651

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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WILKINSON

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KNOWN ALL MEN BY THESE PRESENTS, that I, J. R. Richardson, Sr.

in consideration of One (\$1.00) Dollar plus love and affection for my son----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Jeff R. Richardson, Jr., his heirs and assigns, forever:

ALL that tract of land in the State of South Carolina, County of Greenville, lying on the southerly side of Fork Shoals Road containing 49.25 acres, according to a plat of Property of Charlton P. Armstrong, Jr., prepared by C. O. Riddle, Surveyor, and recorded in Plat Book XX at Page 197 in the R.M.C. Office for Greenville County.

This is a portion of the property conveyed to the Grantor by deed of Charlton P. Armstrong, Jr., recorded on November 11, 1963, in Deed Book 736 at Page 135. — 51-577.1-1-17

In separate deeds recorded October 4, 1976, and recorded in Deed Book 1048 at Page 545 and dated January 5, 1977, and recorded in Deed Book 1070 at Page 950, the Grantor has conveyed unto the Grantee a total of an undivided two-thirds interest. The intent of this deed is to vest in the Grantee the full fee simple title to the subject property.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-way, of record, 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)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)'s heirs, successors and assigns against the grantor(s) and the grantor's(s)'s heirs, successors and assigns 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 21st day of March 19 78

SIGNED, sealed and delivered in the presence of:

Stal E. Morehead
Robert L. Ware

J. R. Richardson, Sr. (SEAL)
J. R. RICHARDSON, SR. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21 day of March 19 78

Robert L. Ware (SEAL)

Stal E. Morehead

Notary Public for South Carolina
My commission expires: 12/31/83

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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)'s heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 21 day of March 19 78
Robert L. Ware (SEAL)

Mauda B. Richardson

Notary Public for South Carolina
My commission expires: 12/31/83

RECORDED this 1 day of 1979 at 11:52 A.M. No. 10917

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