

TITLE TO REAL ESTATE

32062 PROVENCE-JARRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Jeff R. Richardson, of the County of Greenville

in the State aforesaid  
in consideration of the sum of Two Hundred Fifty and No/100 (\$250.00)  
Dollars  
to me in hand paid, at and before the sealing of these presents by H. R. Rice and Fronde Rice

(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 H. R. Rice and Fronde Rice, their Heirs and Assigns,  
All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina.

in the Town of Simpsonville, on the south side of South Pliny Circle, known and designated as Lot # 35 of the subdivision known as League Estates, according to a plat made by W. J. Riddle, Surveyor, October, 1941, recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book K at Pages 111-112, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of South Pliny Circle and North Church Street, and running thence along the west side of North Church Street S. 19-00 E. 164 feet; thence S. 64-50 W. 108.4 feet to pin, southeast corner of Lot #36; thence with line of Lot # 36, N. 19-45 W. 168.6 feet to pin on south side of South Pliny Circle; thence along the south side of said Circle N. 67-23 E. 108.6 feet to the beginning corner.

The above described lot is conveyed subject to the following restrictions:

1. No residence shall be built upon said property costing less than \$2000.00.
2. Said property cannot be used except for residential purposes for a period of ten years.

The above described land is one of the lots conveyed to me by John Shell Ashmore on the 12th day of February 19 42, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 242 Page 361

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 premises before mentioned unto the said

H. R. Rice and Fronde Rice, their heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said

H. R. Rice and Fronde Rice, their heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 26th day of March in the year of our Lord one thousand nine hundred and forty-six and in the one hundred and seventieth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of J. R. Richardson (L. S.)  
Mrs. W. G. Abercrombie (L. S.)  
Metz L. Gresham (L. S.)

S. C. Stamps Cancelled, \$ 1 and 00 Cents.  
U. S. Stamps Cancelled, \$ \_\_\_\_\_ and 55 Cents.

THE STATE OF SOUTH CAROLINA,  
Greenville County.

PERSONALLY appeared before me Mrs. W. G. Abercrombie

and made oath that she saw the within named Jeff R. Richardson sign, seal, and as his act and deed, deliver the within written Deed; and that she, with Metz L. Gresham witnessed the execution thereof.

SWORN to before me, this 26th day of March A. D., 19 46  
W. F. Gresham (L. S.)  
Notary Public for South Carolina Mrs. W. G. Abercrombie

THE STATE OF SOUTH CAROLINA,  
Greenville County.

RENUNCIATION OF DOWER.

I, W. F. Gresham, a Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Maude B. Richardson the wife of the within named Jeff R. Richardson

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 the within named H. R. Rice and Fronde Rice, their heirs and assigns, all her interest and estate, and also 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 26th day of March A. D., 19 46  
W. F. Gresham (L. S.)  
Notary Public for South Carolina Maude B. Richardson

Recorded March 28th 19 46, at 3:15 o'clock, P. M

By: M.R.