BOOK 618 PAGE 447

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Att

S. C.

STATE OF SOUTH CAROLINA, MAR 10 12 18 PM
GREENVILLE COUNTY

Know All Men by these Presents:

That Jeff R. Richardson, Sr. in the State aforesaid,
in consideration of the sum of One Thousand and No/100 ($1,000.00)-------- 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 Jeff R. Richardson, Jr., his heirs and assigns forever:

An undivided one-half interest in and to:

All that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as lot # 3 on plat of property of J. W. Norwood and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the southern side of East McBee Avenue (or Washington Place) at the northeastern corner of the lot now or formerly of R. H.Chapman and running thence in a southerly direction along the line of that lot 151 feet to a stake; thence in a westerly direction in a line parallel to and 151 feet from East McBee Avenue, 66 feet to a stake; thence in a northerly direction 151 feet to a stake on the northern side of East McBee Avenue; thence along the southern side of East McBee Avenue in an easterly direction 60 feet to the point of beginning.
Being the same premises conveyed to the grantor by deed recorded in Book of Deeds 612 at Page 110.
Grantee assumes and agrees to pay one-half of the balance due on a mortgage held by THE PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY in the original amount of $12,000.00 recorded in Book of Mortgages 376 at Page 321.

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 14 day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Nine

Signed, Sealed and Delivered in the Presence of

Betty G. Chandler
D. L. Bramlett Jr

Jeff R. Richardson Sr (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA,
Greenville County

Personally appeared before me Betty.G. Chandler

and made oath that s he saw the within named grantor(s) Jeff R. Richardson, Sr. sign, seal and as his act and deed deliver the within written deed, and that s he, with D. L. Bramlett, Jr. witnessed the execution thereof.

Sworn to before me this 14 day of February, A. D., 19 59
D. L. Bramlett Jr (Seal)
Notary Public for South Carolina

Betty G. Chandler

STATE OF SOUTH CAROLINA,
Greenville County

RENUNCIATION OF DOWER

I, D. L. Bramlett, Jr. Notary Public, do hereby certify unto all whom it may concern, that Mrs. Maude B.. Richardson wife of the within named Jeff R. Richardson, Sr. 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 Jeff R. Richardson, Jr., his 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 14 day of February, A. D., 19 59
D. L. Bramlett Jr (Seal)
Notary Public for South Carolina

Maude B Richardson

Cancelled documentary stamps attached: S. C. $_____; U. S. $_____.

Recorded this 10th day of March 19 59, at 12:18 P.M., No. 23227