

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

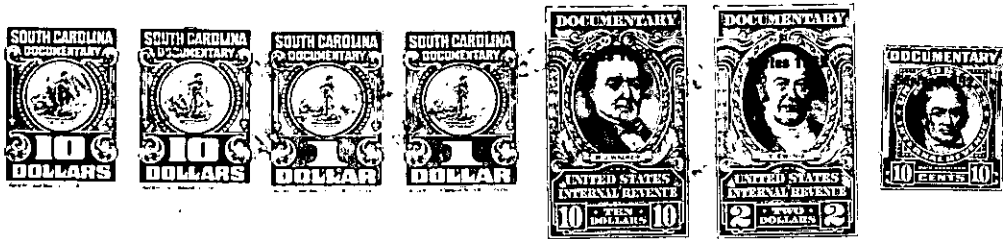
Know All Men by These Presents:

That Fely W. Dawkins in the State aforesaid, in consideration of the sum of - - Ten Thousand Eight Hundred Fifty and 7/100 (\$10,845.00) - - 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 Theodore Augustus Richards, Jr., his heirs and assigns, all that piece, parcel or lot of land on the Western side of Claremore Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 10 and the Southern and adjoining 10 feet of Lot No. 9, Section 5, Block L, East Highlands Estates, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K, pages 79 and 80, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Claremore Avenue, joint front corner Lots Nos. 10 and 11, Section 5, Block L, and running thence along the Western side of Claremore Avenue N. 7-56 W. 80 feet to an iron pin; thence S. 82-47 W. 175 feet to an iron pin on a 10 foot alley; thence along the Eastern side of the said 10 foot alley S. 7-56 E. 80 feet to an iron pin, joint rear corner Lots Nos. 10 and 11; thence N. 82-47 E. 175 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Volume 375, page 397 and Deeds Volume 378, page 533.



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 5th day of January in the year of our Lord One Thousand Nine Hundred and fifty two.

Signed, Sealed and Delivered in the Presence of

Ross Carter
Edward Ryan Hamer

Fely W. Dawkins (Signature)

(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Ross Carter

and made oath that s he saw the within named grantor(s) Fely W. Dawkins sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 5th day of January A. D. 1952

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Ross Carter (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. Carey Moore

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Edith Walker Dawkins wife of the within named Fely W. Dawkins 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 Theodore Augustus Richards, Jr., 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 5th day of January A. D. 1952

J. Carey Moore (Seal) Notary Public for South Carolina

Edith Walker Dawkins (Signature)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 7th day of January 1952 at 4:42 P. M., No. 462

264-12-487