

AUG 21 1961 A.A.

SM-9-57 TITLE OF REAL ESTATE - Form 1374

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



Mrs. Ollie Farnsworth R. M. C.

Know All Men by These Presents:

That I, J. R. Richardson in the State aforesaid, in consideration of the sum of Seven Hundred Fifty and no/100 (\$750.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Ray Talley, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, known and designated as lot No. 34 in a subdivision known as Hunters Acres according to a survey and plat made by W. J. Riddle, Surveyor in May, 1952 and recorded in the R. M. C. Office for Greenville County in Book "BB", page 41, reference to which is hereby craved for more complete description.

The lot above described is conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon either of said lots. (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed. (3) The roof of each residence constructed upon said lots shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lots. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said line abutts.

This is part of the same property conveyed to me by J. R. Richardson, Trustee by deed dated October 10, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Book 472, page 409.

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 7th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-nine

Signed, Sealed and Delivered in the Presence of

Witness lines with seals and signatures.

State of South Carolina COUNTY OF GREENVILLE

Personally appeared before me [Signature]

and made oath that he saw the within named grantor(s) J. R. Richardson sign, seal and as his act and deed deliver the within written deed, and that he, with [Signature] witnessed the execution thereof.

Sworn to before me this 16th day of August, A. D., 1959

[Signature] Notary Public for South Carolina

State of South Carolina COUNTY OF GREENVILLE

RENUNCIATION OF DOWER I, [Signature]

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude B. Richardson wife of the within named J. 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 Ray Talley, 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 16th day of August, A. D., 1959

[Signature] Notary Public for South Carolina

Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ A. Recorded this 21st day of August 1961 at 10:00 M., No. #4861

304-3-22