

Apr 15 4 08 PM '76

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, G. R. Richardson

In consideration of One and no/100 (\$1.00) Dollars,
and love and affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Roberta B. Richardson, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate in Austin Township, Greenville County, State of South Carolina and beginning at an iron pin on the South side of an unnamed street and at the joint corner with property belonging to Jeff R. Richardson, Jr. and running S. 31-08 E. 228.4 ft. to an iron pin; thence S. 53-59 E. 238.6 ft. to an iron pin; thence N. 47-30 E. 249.2 ft. to an iron pin; thence N. 30-09 E. 142.8 ft. to an iron pin on unnamed street; thence S. 55-41 E. 57.1 ft. to an iron pin; thence N. 78-53 E. 43.4 ft. to an iron pin; thence N. 55-08 E. 117.5 ft. to the beginning corner.

This is the same property conveyed to me by Maude B. Richardson by deed dated August 27, 1958 and recorded in Deed Book 666, Page 17 and it is part of a subdivision shown on a plat drawn by C. O. Riddle, Surveyor, August, 1958.

— 299-295-1-5.6

Also, all that lot of land lying in the State of South Carolina, County of Greenville, near the Town of Simpsonville on the Northeastern edge of U.S. Highway 276, being the same property conveyed to me by Maude B. Richardson by deed dated April 4, 1968 and recorded in Deed Book 853, Page 324 and being described as follows:

Beginning at an iron pin on the Northeastern edge of U.S. Highway 276 at the Northwestern corner of Lot deeded to Lawrence L. Richardson, et. al. by deed recorded in Deed Book 725, at page 381, and running thence N. 53-59 E. 427.3 ft. to a point in a street; thence N. 31-08 W. 50 feet to an iron pin at the corner of G. R. Richardson (Lot No. 8) thence with the line of G. R. Richardson S. 53-59 W. 238.6 feet to an iron pin; thence S. 53-59 W. approximately 203 feet to a point on the Northeastern edge of U.S. Highway 276; thence with said Highway S. 47-30 E. approximately 50 feet to the point of beginning.

This property is conveyed subject to the following restrictions:

1. No dwelling shall be erected on this lot consisting of less than 1800 square feet of floor space exclusive of porches and garage.
2. No cement blocks shall be visible.
3. No asbestos shingles shall be used as siding.
4. No livestock such as cows, goats, sheep, hogs, horses, shall be kept or maintained on this property.

SEE OTHER SIDE
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 heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 14th day of April 1976

SIGNED, sealed and delivered in the presence of:

G. R. Richardson (SEAL)
Hazel B. Bramlett (SEAL)
 _____ (SEAL)
 _____ (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14 day of Apr 1976

J. P. [Signature] (SEAL)
Hazel B. Bramlett

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 heirs or 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

day of Apr 19 76
J. P. [Signature] (SEAL)
Roberta B. Richardson

RECORDED this _____ day of _____ 19____, at _____ M., No. _____
304-2-9 (CONTINUED ON NEXT PAGE) 295-1-5.6

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