

TITLE TO REAL ESTATE - INDIVIDUAL FORM # Dillard & Mitchell, P.A., Greenville, S. C.
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1057 PAGE 621

KNOW ALL MEN BY THESE PRESENTS, that VERNON J. RICHARDS, SR. and VERNON J. RICHARDS, JR., d/b/a VERNON J. RICHARDS COMPANY, a Partnership in consideration of Thirty-seven Thousand and no/100ths (\$37,000.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto SANDRA L. COPPAGE, her heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Lisa Drive, being known and designated as Lot No. 54 on a plat of WADE HAMPTON TERRACE, made by Dalton & Neves, dated March, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book KK at page 15, reference to which plat is hereby made for a more complete description thereof.

The above property is the same conveyed to Vernon J. Richards Company, a partnership, by deed of Vernon J. Richards, Sr. and Vernon J. Richards, Jr., recorded November 5, 1974, in Deed Book 1009 at page 745, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

Vernon J. Richards, Sr. and Vernon J. Richards, Jr., herein are the partners in Vernon J. Richards Company, a Partnership. No written Partnership Agreement exists and the two Grantors join in this deed in their individual capacity to convey any right, title or interest that they may have in the above described property.

2500

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
PAY 31 77
PB 11218
74.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
PAY 31 77
PB 11218
40.70

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 21st day of May 19 77
Signed, sealed and delivered in the presence of:

[Signature] (SEAL)
Vernon J. Richards, Sr.
[Signature] (SEAL)
Vernon J. Richards, Jr.

STATE OF INDIANA }
COUNTY OF Lake }
Constable A. McMillan PROBATE Partners of Vernon J. Richards Company a Partnership, and individually

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 21st day of May 19 77

[Signature] (SEAL)
Notary Public for State of Indiana INDIANA HAPCAK
My commission expires: Notary Publ., Lake County, Indiana

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE Lake }
RENUNCIATION OF DOWER Wife of Vernon J. Richards, Sr.

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)' heirs or successors and assigns, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 21st day of May 19 77

[Signature] (SEAL)
Notary Public for State of Indiana INDIANA HAPCAK
My commission expires: My Comm. Expires March 29, 1981

[Signature]
Linda C. Richards

RECORDED this day of May 19 77 M., No.

0621

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