

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY



Know All Men by These Presents:

That I, J. R. Richardson in the State aforesaid,
in consideration of the sum of Four thousand, Five Hundred and no/100 - - - - - 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 Charles E. Clement, his heirs and assigns, all that certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina, in Austin Township, known and designated as lot No. 130 in the subdivision known as Hunters Acres according to a survey and plat made by W. J. Riddle in May, 1952 and recorded in the R. L. C. Office for Greenville County in plat book "BB", Page 51, reference to which is hereby craved for more complete description.

Being a portion of the property conveyed to the grantor by W. J. Griffin by deed dated June 30, 1952 and recorded in R. L. C. Office for Greenville County in Deed Book 488, Page 278, and more fully described as follows:

Beginning at an iron pin at joint corners of lots 129 and 130 on the west side of Morton Avenue and running S. 80-00 E. along joint line of lots 129 and 130 200 ft. to an iron pin; thence running S. 10-00 W 75 ft. along joint line of lot No. 130 and 115 to an iron pin at corner of lots 131 and 130; thence along joint line of lots 131 and 130 N. 80-00 W. 200 ft. to an iron pin on Morton Avenue; thence running along Morton Avenue N. 10-00 E. 75 ft. to the beginning point.

This property is conveyed subject to the following restrictions which shall inure 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 shall be occupied until construction of said residence is entirely completed. (3) The roof of each residence constructed 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 ~~TOGETHER WITH ALL AND SINGULAR THE RIGHTS, MEMBERS, HEREDITMENTS 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 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 28th day of May in the year of our Lord One Thousand Nine Hundred and Fifty-three

Signed, Sealed and Delivered in the Presence of

Opal E. Moorhead
Arthur J. Agnew

J. R. Richardson (Seal)



State of South Carolina,
Greenville County

Personally appeared before me *Opal Moorhead*

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 she, with *Arthur J. Agnew* witnessed the execution thereof.

Sworn to before me this 28th day of May, A. D. 1953
Arthur J. Agnew (Seal)
Notary Public for South Carolina

Opal E. Moorhead

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, *L. J. Vaughan* Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Maudie 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 *Charles E. Clement* 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 28th day of May, A. D. 1953
L. J. Vaughan (Seal)
Notary Public for South Carolina

Maudie B. Richardson