

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

APR 30 11 47 AM Know All Men by These Presents:

That I, Jeff R. Richardson, as Trustee in the State aforesaid, in consideration of the sum of One Hundred (\$100.00) 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 J. H. Todd

All that piece parcel or lot of land in Austin Township, Greenville County, State of South Carolina, in or near the Town of Simpsonville, lying to the East of the C. & W. C. Railroad and being part of lot No. 75 in a subdivision known as Gresham Park and being more fully described as follows:

Beginning at an iron pin at joint corner of Gresham Park property and property now belonging to J. H. Todd and running S. 70-00 W. 215.8 ft. to an iron pin at point on Terrace Circle; thence running along Terrace Circle N. 47-23 E. 220 ft. to an iron pin; thence running in a straight line 87 ft. more or less to the beginning point. This description is in accordance with a revised plat drawn by C. O. Riddle, Surveyor, said plat being revised December, 1953 and recorded in R. M. C. Office for Greenville County. This is part of the property conveyed to me by William C. Gresham, Sr. and Wilbon E. Gresham under Trusteeship by deed dated November 6, 1953 and recorded in R. M. C. Office for Greenville County in Deed Book 488, Page 267. Rights to one water tap are granted.

- This property is conveyed subject to the following restrictions: 1: This property shall be used for no purpose other than residential purposes. 2: No dwelling shall be erected costing less than \$10,000.00. 3: Any dwelling erected must be at least 35 ft. or more from street. 4: No live stock such as horses, cattle, pigs, etc shall be housed or pastured on premises. No chickens shall be maintained or housed on said premises. 5: Any dwelling constructed must be equipped with modern plumbing and either connected to sewer line or a satisfactory septic tank.

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 day of April in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

Witness signatures: W. DeW. Graham, Oscar Hedge, and Jeff R. Richardson (Trustee) with seals.

State of South Carolina, Greenville County

Personally appeared before me W. DeW. Graham

and made oath that he saw the within named grantor(s) Jeff R. Richardson as Trustee sign, seal and as his act and deed deliver the within written deed, and that he, with Oscar Hedge, witnessed the execution thereof.

Sworn to before me this day of April A. D. 19 54 Notary Public for South Carolina

Notary signature: W. DeW. Graham

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude B. Richardson wife of the within named Jeff 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 J. H. Todd 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 day of April A. D. 19 54 Notary Public for South Carolina

Notary signature: W. DeW. Graham

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 11:47 A.M. Recorded this 30th day of April 19 54 at M., No. #9631