

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Know All Men by These Presents:

That I, Jeff R. Richardson in consideration of the sum of Three Hundred Fifty and no/100 (\$350.00) - in the State aforesaid, - - - - - 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 Geneva Teague, her heirs and assigns forever:

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 a part of the subdivision known as Hunters Acres. A plat for which was made by W.J. Riddle in May, 1952 and is recorded in R. M. C. Office for Greenville County in Deed Book 55 page 41. This lot, more fully described as Number 78, is located on the South side of Benson St., beginning at an iron pin located on the South side of Benson St. 520 ft. West of the intersection of Benson and Maple St. Extension. Lot #78 is 80 ft. wide facing Benson St. on the North, bordering lots #79, 80, 81, 44219", on the West by branch, 87'5" and on the South by lot No. 77, 299'6" East.

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. ft. of floor space shall be erected upon said lot. (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed. (3) The roof of any residence constructed upon said lot shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lot. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 ft. from the street line upon which said line abutts.



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 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) hand and seal this 22nd day of July in the year of our Lord One Thousand Nine Hundred and fifty-five.

Signed, Sealed and Delivered in the Presence of

Mrs W. H. Wood
C. L. King

Jeff R. Richardson (Seal)

(Seal)

State of South Carolina
COUNTY OF Greenville

Personally appeared before me Mrs. W. G. Wood

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

Sworn to before me this 22nd day of July, A. D. 19 55

C. L. King (Seal)
Notary Public for South Carolina

Mrs W. H. Wood

State of South Carolina
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, *C. L. King* 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 Geneva Teague, her 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 22nd day of July, A. D. 19 55
C. L. King (Seal)
Notary Public for South Carolina

Maude B. Richardson

Cancelled Notary Public stamps attached: S. C. : U. S. : 10:59 A.M.
Recorded this 1st day of September 19 55, at M. No. 24296

304-3-52