

STATE OF SOUTH CAROLINA OCT 3 9 49 AM 1957

COUNTY OF GREENVILLE



Know All Men by These Presents:

That I, Jeff R. Richardson in the State aforesaid, in consideration of the sum of Five Hundred and no/100 (\$500.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Simsonville Lumber and Supply Co., Inc., their successors 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 Town in known and designated as Lot No. 16 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. M. C. Office for Greenville County in plat book "33", page 51, reference to which is hereby craved for more complete description.

This is part of the same property conveyed to me by Jeff R. Richardson, Jr. by deed dated October 11, 1954 and recorded in Deed Book 412, page 65 in the R. M. C. Office for Greenville County.

The above lot is conveyed subject to the following restrictions which shall apply to the benefit of the owner of all other lots in said subdivision: (1) No residence costing less than \$2,500.00 or having less than 750 sq. ft. of floor space shall be erected upon either of said lots. (2) No residence constructed upon either of said lots shall be occupied until construction of said residence is entirely completed. (3) The roof of such residence constructed upon said lots shall be of composition or shingles material. (4) No outside toilets shall be permitted on said lots. (5) No barn shall be erected on said lots. (6) No residence shall be constructed upon the lots...

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 their 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 3rd day of October in the year of our Lord One Thousand Nine Hundred and Fifty Seven.

Signed, Sealed and Delivered in the Presence of

Oral Morehead

Arthur S. Cyprien

Jeff R. Richardson (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me

Oral Morehead

and made oath that he saw the within named grantor(s)

sign, seal and as

act and deed deliver the within written deed, and that he, with *Arthur S. Cyprien* witnessed the execution thereof.

Sworn to before me this 3rd day of October, A. D., 1957

day of

Arthur S. Cyprien

(Seal)

Notary Public for South Carolina

Oral Morehead (Seal)

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, *Arthur S. Cyprien*

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Maudie B. Richardson* wife of the within named

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 *Jeff R. Richardson, Jr.* 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 3rd day of October, A. D., 1957

day of

Arthur S. Cyprien

(Seal)

Notary Public for South Carolina

Maudie B. Richardson

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ 9:49 P.M.

Recorded this 3rd day of October 1957, at Greenville, S.C., No. 23406