

FEB 3 4 51 PM 1958

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY, OLLIE FANT WORTH R.M.C.

BOOK 592 PAGE 157

Know All Men by These Presents:

That I, JACK J. NIPPER, in consideration of the sum of Four Thousand One Hundred Nine and 70/100 DOLLARS, and assumption of mortgage referred to below 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 WILLIAM H. RICHARDSON, JR. and ELIZABETH L. RICHARDSON, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Southwest side of Meyers Drive and on the South side of Sunset Drive in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 40 on plat No. 2 of Sunset Hills made by R. E. Dalton, Engineer, December 1945, recorded in the RMC Office for Greenville County, S.C. in Plat Book P, at page 19, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Meyers Drive, at joint front corner of Lots 39 and 40, running thence along the line of Lot 39, S. 48-50 W. 175 feet to an iron pin on the Northeast edge of a five-foot strip of land reserved for utilities; thence along the Northeast edge of said strip of land N. 41-10 W. 109.5 feet to an iron pin on the Southeast side of Sunset Drive; thence along the curve of Sunset Drive (the chord being N. 40-20 E. 61 feet) to an iron pin; thence continuing with the curve of Sunset Drive (the chord being N. 73-47 E. 106.5 feet) to an iron pin; thence with the curve of Sunset Drive and Meyers Drive (the chord being S. 73-41 E. 33.9 feet) to an iron pin on the Southwest side of Meyers Drive; thence along the Southwest side of Meyers Drive, S. 41-10 E. 45.1 feet to the beginning corner.

As a part of the consideration the Grantees assume and agree to pay the balance due on that mortgage given by Jack J. Nipper to C. Douglas Wilson & Co. in the original amount of \$9,800.00, dated October 21, 1951, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 512, page 360.

This is the same property conveyed to me by deed of Courtney P. Holland, dated Oct. 21, 1951 recorded in the RMC Office for Greenville County, SC in Deed Book 444, TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, page 434. 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.

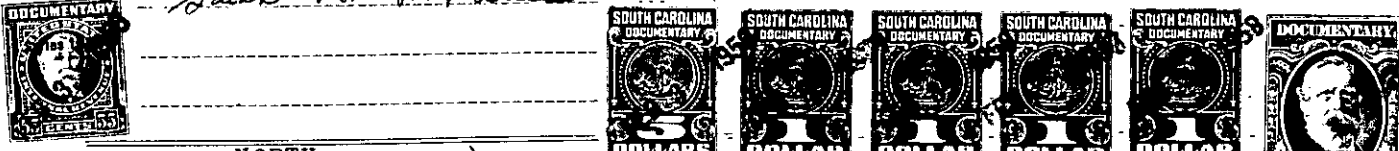
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 January in the year of our Lord One Thousand Nine Hundred and fifty eight

Signed, Sealed and Delivered in the Presence of

A. W. Wood, Jr. (Signature)

Jack J. Nipper (Signature) (Seal) (Seal) (Seal)



State of South Carolina, Hoke County

Personally appeared before me Sarah M. Maxwell

and under oath that She saw the within named grantor(s) Jack J. Nipper sign, seal and as his act and deed deliver the within written deed, and that she, with A. W. Wood, Jr. witnessed the execution thereof.

Sworn to before me this 3rd day of January, A. D. 19 58

Notary Public for South Carolina North Carolina My Commission Expires March 29, 1958

State of South Carolina, Hoke County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret S. Nipper wife of the within named Jack J. Nipper 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 William H. Richardson, Jr. & Elizabeth L. Richardson their Heirs and Assigns, all her interest and estate, and also all 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 January, A. D. 19 58

Notary Public for South Carolina North Carolina My Commission Expires March 29, 1958

Margaret S. Nipper (Signature) (Seal)

Recorded this 3rd day of February 19 58, at 4:51 P. M., No. 2751

221-1-86

