



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Jeff R. Richardson in the State aforesaid, in consideration of the sum of Two Hundred and no/100 - - - - - DOLLARS, and exchange of property 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 Mauldin Lumber and Supply Company, Inc, its successor forever:

All that piece, parcel or lot of land in or near the Town of Simpsonville, Austin Township, Greenville County, State of South Carolina, lying to the east of the C. & W. C. Railroad and being lot No. 26 in a subdivision now known as Forest Park and formerly known as Gresham Park. This being part of the property conveyed to me by Jeff R. Richardson, as Trustee by deed dated August 31, 1954 and recorded in the R. W. C. Office for Greenville County in Deed Book 507, page 149.

For fuller description of property conveyed herein refer to plat drawn by C. O. Riddle, Surveyor and recorded in Plat Book BB, pages 70 and 71.

The property conveyed is subject to the following restrictions:

- 1. No building other than residential property shall be constructed on any lot herein conveyed.
2. No dwelling costing less than \$10,000.00 shall be constructed on any lot conveyed herein.
3. No livestock such as cattle, horses, hogs, goats or chickens shall be maintained, housed or pastured on this property.
4. Any residence must be constructed at least 35 feet from the street.

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 its successors 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 23rd day of January in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: W. R. Leopard and C. L. King

Seal area with handwritten signature of Jeff R. Richardson and four blank lines for seals.

State of South Carolina

Personally appeared before me W. R. Leopard

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and made oath that 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 he, with C. L. King witnessed the execution thereof.

Sworn to before me this 23rd day of January, A. D., 1959

Notary Public for South Carolina

Handwritten signature of W. R. Leopard

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify

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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 Mauldin Lumber and Supply Company, Inc 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 23rd day of January, A. D., 1959

Notary Public for South Carolina

Handwritten signature of Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$; U. S. \$; A. M. 19401

Recorded this 30th day of January 1959, at 11:28 A. M.

301-1-7