

FEB 4 5 05 PM 1960

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY



Know All Men by These Presents:

That I, JEFF R. RICHARDSON, in the State aforesaid,
in consideration of the sum of EIGHT THOUSAND AND NO/100 (\$8,000.00) ----- 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 W. A. PATTON and SARA DELL W. PATTON, their Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, at the northwesterly corner intersection of College Street and West Main Street, being known and designated as the remaining portion of Lot No. 2 of property of the F. M. Todd Estate according to a plat thereof made by W. J. Riddle, Surveyor, dated January, 1951, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book DD, at page 103, and having according to a more recent plat thereof entitled "Property of W. A. Patton and Sara Dell W. Patton" made by Jones & Sutherland, Engineers, dated December 22, 1959, recorded in the R. M. C. Office for said County and State in Plat Book TT, at page 133, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of a certain four-foot sidewalk at the northwesterly corner intersection of College Street and West Main Street (said iron pin being located 55.8 feet from, and at a right angle with, the center line of the main track of the Atlantic Coast Line Railroad Company's Western Carolina Division), and running thence along the westerly side of West Main Street, N. 25-00 W. 121.8 feet to an iron pin on the line of property heretofore conveyed by the grantor to H. T. Leeke; thence S. 64-13 W. 132.0 feet to an iron pin; thence along the line of property now or formerly belonging to Louise T. Abercrombie S. 18-45 E. 114.6 feet to an iron pin on the northerly side of a certain four-foot sidewalk on College Street; thence along the northerly side of said sidewalk on the northerly side of College Street, N. 67-35 E. 144.8 feet to an iron pin, the point of beginning.

The above described property is a part of the same conveyed to the grantor by deed of A. Ralph Todd, as Trustee and Executor of the Will of F. M. Todd, deceased, dated January 31, 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 428, at page 308. A portion of the same was by that certain quitclaim deed dated January 22, 1960, to be recorded,

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.

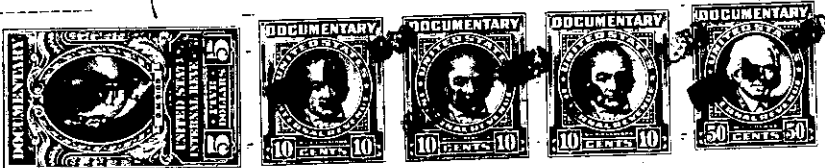
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs 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 4th day of February in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

John M. Dillard
Ione Baker

Jeff R. Richardson (Seal)
----- (Seal)
----- (Seal)



State of South Carolina

County of Greenville

Personally appeared before me Ione Baker

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 John M. Dillard witnessed the execution thereof.

Sworn to before me this 4th day of February, A. D. 19 60

John M. Dillard (Seal)
Notary Public for South Carolina

State of SOUTH CAROLINA
County of GREENVILLE

RENUNCIATION OF DOWER

I, John M. Dillard 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 W. A. Patton and Sara Dell W. Patton, their 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 4th day of February, A. D. 19 60

John M. Dillard (Seal)
Notary Public for South Carolina

Maude B. Richardson

Recorded this 4th day of February 19 60, at 5:03 P. M., No. #22030
307-3-5

herewith, conveyed to the grantor by the Atlantic Coast Line Railroad Company.