

TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

JUL 19 2 53 PM 1961

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 Three Thousand, Two Hundred Fifty and no/100 - - - 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 Ansel Leopard, his heirs and assigns forever:

All that certain piece, parcel or tract of land, with the improvements thereon, lying, being and situate in the Town of Simpsonville, on the north side of Fourth Street, Woodside Mill Village, known and designated as Lot No. 148 in accordance with plat of Woodside Mills by Piedmont Engineering Service dated February, 1953 and recorded in Plat Book "GG", page 5 and being more fully described in accordance with said plat, to-wit:

Beginning at an iron pin on the northeast side of Fourth Street at corner of 10 foot Alley and running thence along Street S. 49-08 E. 73.8 feet to iron pin; thence S. 74-21 E. 70 feet to iron pin; thence N. 78-10 E. 43.8 feet to iron pin; thence N. 65-10 E. 20.8 feet to iron pin; thence N. 24-50 W. 123.1 feet to iron pin on line of 10 foot alley; thence along said alley S. 65-10 W. 152.2 feet to iron pin, being the point of beginning.

This is the same property conveyed to me by G. Sidney Garrett by deed dated March 7, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Book 646, page 171.



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 his 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 10th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

Signatures of DW Painter, L. L. Mayfield, and Jeff R. Richardson with (Seal) labels.

State of South Carolina

Personally appeared before me J. W. Painter

COUNTY OF GREENVILLE

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 L. L. MAYFIELD witnessed the execution thereof.

Sworn to before me this 10th day of July, 1961, A. D., 1961. J. W. Painter (Seal) Notary Public for South Carolina

State of South Carolina

RENUNCIATION OF DOWER

I, L. J. UNGER Notary Public, do hereby certify

COUNTY OF GREENVILLE

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 Ansel Leopard, his 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 10th day of July, 1961, A. D., 1961. J. W. Painter (Seal) Notary Public for South Carolina

Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 19th day of July, 1961, at 2:39 P.M., No. 2133

327-6-10