

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, J. R. Richardson

in consideration of Seven Hundred Fifty and no/100 - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Lucile Young Simpson, her heirs and assigns 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 Township, known and designated as lot No. 105 in the subdivision known as Hunters Acres and being more fully described as follows:

Beginning at the joint corner of lots 105 and 106 on the South side of Boyd Avenue and running along the joint line of lots 105 and 106 S. 51-14 E. 211.8 feet to an iron pin; thence S. 89-56 E. 80 ft. to an iron pin on joint corner of lots 105 and 104; thence along the line of lots 105 and 104 N. 1-14 E. 210.3 feet to an iron pin on Boyd Avenue; thence N. 88-46 W. along Boyd Avenue to the beginning corner.

This is a portion of the property conveyed to the grantor by W. W. Griffin by deed dated June 27, 1962, recorded in the R. M. C. Office For Greenville County in Deed Book 458, Page 278.

This lot is conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon said lot. (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed. (3) The roof of each residence constructed upon said lot shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lot. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said line abutts.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 12th day of August, 1964.

SIGNED, sealed and delivered in the presence of:

Opal Morehead

J. R. Richardson

J. R. Richardson (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of August, 1964.

J. R. Richardson (SEAL)
Notary Public for South Carolina.

Opal Morehead

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12th day of August, 1964.

J. R. Richardson (SEAL)
Notary Public for South Carolina.

Maudie B. Richardson

304-1-3-79