

JAN 8 9 21 AM 1969

TITLE TO REAL ESTATE—Low

son, Lawyers Building, Greenville, S. C.

BOOK 859 PAGE 485

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



W. W. NORTH  
S. C.

See Act No. 300 Section 1  
#24.20

KNOW ALL MEN BY THESE PRESENTS, that Jeff R. Richardson, Jr.

in consideration of Exchange of property valued at \$21,950.00 and assumption of Dollars,  
mortgage  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Whitfield W. Klugh and Clayton S. Klugh, their heirs and assigns forever

All that lot of land in Greenville County, State of South Carolina on the Eastern side of Parkins Mill Road being shown as Lot 2 on a plat of section 1 of Richwood Subdivision recorded in Plat Book UUU at page 5 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Parkins Mill Road at the joint front corner of Lot 1 and Lot 2 and running thence with the right of way of Parkins Mill Road N. 15-37 E. 26.7 feet to an iron pin; thence N. 20-08 E. 79.5 feet to an iron pin; thence with the curvature of the intersection of Parkins Mill Road and Richwood Drive the chord being N. 68-04 E. 37.1 feet to an iron pin on the Southern side of Richwood Drive; thence with said Drive S. 64-00 E. 28.6 feet to an iron pin; thence S. 69-47 E. 36.5 feet to an iron pin; thence S. 79-52 E. 36 feet to an iron pin at the joint corner of Lots 2 and 3; thence with lot 3 S. 3-15 W. 126.9 feet to an iron pin at the joint front corner of lots 1 and 3; thence with lot 1 N. 74-23 W. 163.3 feet to point of beginning.

This is a portion of the property conveyed to the grantor by deed recorded in Deed Book 839 at page 519 in the R.M.C. Office for Greenville County.

As part of the consideration the Grantees assume and agree to pay the balance due on the mortgage of Jeff R. Richardson, Jr. to Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1097 at page 278 in the R.M.C. Office for Greenville County and having a present balance of \$5,000.00

This property is conveyed subject to restrictions recorded in Deed Book 1840 at page 41 and is also conveyed subject to all other conditions, easements and rights of way of record affecting said property.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 6th day of January 1969.

SIGNED, sealed and delivered in the presence of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Jeff R. Richardson, Jr.* (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of January 1969.

*Donald R. McClinton* (SEAL)  
Notary Public for South Carolina  
My commission expires 1/1/71.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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, 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

6th day of January 1969.  
*Donald R. McClinton* (SEAL)

*Whitfield W. Klugh*

Notary Public for South Carolina.  
My commission expires 1/1/71. Jan. 1969, at 9:21 A. M., No. 16179  
RECORDED this 8 day of