

FEB 18 4 54 PM 1969

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY

BOOK 862 PAGE 264

Know All Men by These Presents:

That I, Jeff R. Richardson, Jr.

in consideration of the sum of One Thousand Nine Hundred and No/100 (\$1,900.00) -----DOLLARS,

in the State aforesaid, 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 Carl J. Sexton, his Heirs and Assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying, being and situate in the County of Greenville, State of South Carolina, in Oaklawn Township, on the East side of Fork Shoals Road, being shown as a 5.62 acre tract of land, as shown on that plat entitled Property of Jeff R. Richardson, Jr., made by C. O. Riddle, January 1969, recorded in the RMC Office for Greenville County in Plat Book 4-A, Page 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in Fork Shoals Road at the corner of property now or formerly of Roy Ross, and runs thence along the Ross line, N 79-02 E, 613.7 feet to an iron pin; thence continuing along Ross line, N 61-50 E, 191.8 feet to an iron pin; thence along line of other property of grantor, N 10-45 W, 254.1 feet to an iron pin; thence along line of a 1.70 acre and a 2.00 acre tract of land, S 79-15 W, 803.5 feet to an iron pin in Fork Shoals Road; thence along Fork Shoals Road, S 12-00 E, 314 feet to the beginning corner.

This being a portion of that property conveyed to the grantor by deed of Robert C. Miller, et. al., dated October 11, 1968, recorded in the RMC Office for Greenville County, S. C. in Deed Book 854, Page 57.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, and rights-of-way, if any, affecting the above described property.

Grantee to pay 1969 Taxes.

County Stamps Paid B 2.20  
See Act No.380 Section 1

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.

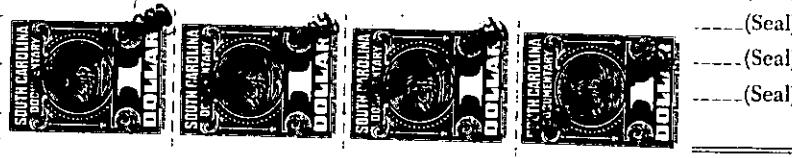
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs 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 18th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-Nine

Signed, Sealed and Delivered in the Presence of

*Ann R. Reid*  
*Patrick C. Fant, Jr.*

*Jeff R. Richardson, Jr.* (Seal)



State of South Carolina, }  
Greenville County

Personally appeared before me Ann R. Reid

and made oath that s he saw the within named grantor(s) Jeff R. Richardson, Jr. deliver the within written deed, and that he, with Patrick C. Fant, Jr. sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 18th day of February, A. D. 1969

*Patrick C. Fant, Jr.* (Seal)  
Notary Public for South Carolina  
My commission expires: 1-1-70

*Ann R. Reid*

State of South Carolina, }  
Greenville County

RENUNCIATION OF DOWER

I, Joseph A. McCullough, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Florence M. Richardson wife of the within named Jeff R. Richardson, Jr. 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 Carl J. Sexton

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 18th day of February, A. D. 1969

*Joseph A. McCullough* (Seal)  
Notary Public for South Carolina  
My commission expires: 1-1-70  
Cancelled documentary stamps attached: S. C. \$ ; U. S. \$

*Florence M. Richardson*  
Florence M. Richardson

Recorded this 18 day of February 19 69, at 4:54 P.M., No. 19553

PLAT 1' = 400'

5779-1-7.2 (5.62 AS)  
OUT OF 5774-1-7  
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