

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 15 2 26 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Charles A. Richards,

in consideration of One and No/100 (\$1.00), Love and Affection, Dollars,
and assumption of mortgage indebtedness listed below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Mary B. Richards Davenport, her heirs and assigns, forever:

All my one-half, undivided right, title and interest in and to:

ALL that lot of land in the County of Greenville, State of South Carolina, being a portion of Lot No. 11 on plat of J. P. Goodwin property recorded in Deed Book NNN Page 484-485 and having according to said plat and a recent survey made by C. C. Jones, Engineer, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the northeast side of Elrod Street formerly William Street, the joint front corner of Lots 11 and 12; thence with the joint line of said lots N. 59-15 E. 100 feet to an iron pin; thence with a new line across said lot S. 21-20 E. 70 feet to an iron pin in line of Lot No. 10; thence with the line of said lot S. 59-15 W. 100 feet to an iron pin on the northeast side of Elrod Street; thence with the northeast side of said street N. 21-20 W. 70 feet to the beginning corner.

This is the same property conveyed to Charles A. Richards and Mary B. Richards by deed from Patrick Ruth Howell dated August 20, 1968, recorded August 21, 1968, in Deed Book 850 at Page 570 in the R.M.C. Office for Greenville County, S. C.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

As part of the consideration for this deed, grantee assumes and agrees to pay the balance due on that certain real estate mortgage in favor of Aiken Loan & Security Company, dated August 20, 1968, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Volume 1100, Page 561, in the original amount of \$7,400.00.

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 October, 1970.

SIGNED, sealed and delivered in the presence of:

Charles A. Richards (SEAL)
Charles A. Richards

Martin A. Bigger (SEAL)
Donald R. Bryant (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

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 October, 1970.

Edgar B. Wingard (SEAL)
Notary Public for South Carolina.

Martin A. Bigger

My Commission Expires Jan 6, 1971

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER *GRANTOR NOT MARRIED*

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
day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 15th day of October 1970, at 2:26 P. M., No. #9031

235-170-4-35.1