COUNTY OF GREENVILLE

Bennie Frank Richardson

KNOW ALL MEN BY THESE PRESENTS, that Bennie Max Richardson

1327

the released which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release Bennie Frank Richardson, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina and being known and designated as Lot No. 5 as shown on plat of Estate of D. W. Cochran and property of Minnie P. Cochran recorded in the R.M.C. Office for Greenville County in Plat Book I at Page 92 and having according to a more recent survey of property of Bennie Max Richardson, prepared by Dalton and Neves Co., J Engineers, dated July, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Augusta Street at the joint front corner : of Lots Nos. 5 and 6; running thence with the joint line of said lots S. 48-00 W., 204.8 feet to an iron pin at the joint rear corner of Lots Nos. 5, 6, 33 and 8; thence N. 42-09 W., 65 feet to an iron pin; thence with the joint line of Lots 4 and 5, N. 43-45 E., 198.8 feet to an iron pin on the southwestern side of Augusta Street; thence with the southwestern side of Augusta Street S. 46-50 E., 80 feet to an iron pin, point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property. -519 - 215 - 3 - 3

This is the same property conveyed to the Grantor herein by deed of W. A. Wallace, Jr. and N Muriel M. Wallace recorded in the R.M.C. Office for Greenville County in Deed Book 919 at Page 555 on July 7, 1971.

The grantee assumes and agrees to pay Greenville County and City property taxes for the year 1976 and all subsequent years.

tigether 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) heirs or successors and assigns, tiever. And the grant rest dieso hereby bind the granter(s) and the granter(s) heirs or successors, executors and administrators to warrant and invertible for successors and assigns against the granter(s) and the grantor's six heirs or suppressors and against every person whomsever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantities is hand so and scales this 27th day of September

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STATE OF SOLTH CAROLINA

PROBATI

COUNTY OF GREENVILLE

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

SWORN to before me this 27thtax if

September

My commission expires:

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

It the undersigned Notary Philips, do hereby certify unto all whom it may concern that the undersigned wife emises; of the above named grantor of respectively, did this day appear before me, and each, upon being privately and separately examined by to, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsever, renounce, release and forever reinquish unto the grantees of and the grantees of 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

September 19 76. 27th day of

Notice Policy for South Carolina.

My commission expires: RECORDED this

 $\frac{11/9/81}{\text{day of}}$ NOV 9 1976 $_{19}$

3:36 P. M. N. 125.19

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