

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Address of Grantee: 3 Yeoman Street
Greenville, S.C. 29609

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas B. Richards

in consideration of -----One and No/100 (\$1.00)----- Dollars
and assumption of mortgage set out 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 Ruth P. Richards, her heirs and assigns, forever;

ALL MY UNDIVIDED ONE-HALF INTEREST IN AND TO:

All that certain piece, parcel or lot of land, with buildings and improvements thereon, lying and being on the southerly side of Yeoman Street, near the City of Greenville, State of South Carolina, being known and designated as a portion of Lot #74 on final plat of Chestnut Hills, No. 1, recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, at Page 83, and having according to a more recent survey entitled "Property of Jack S. Wilson", dated December, 1964, and prepared by Dalton & Neves, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Yeoman Street at the joint front corner of Lots 73 and 74, and running thence along the common line of said Lots along which there is a drainage easement of 5 feet on each side, S. 15-59 W. 150 feet to an iron pin; thence N. 73-23 W. 70.6 feet to an iron pin in the line of Lot 75; thence with the common line of Lots 74 and 75 N. 11-59 E. 150 feet to an iron pin on the southerly side of Yeoman Street; thence with the southerly side of Yeoman Street S. 73-39 E. 72 feet to an iron pin; thence continuing with said Street S. 74-01 E. 13 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the Grantor and Grantee herein by deed of Robert C. Weaver, Secretary of Housing & Urban Development, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 809, at Page 359, on November 18, 1966.

As a part of the consideration herein, the grantee specifically assumes and agrees to pay that certain mortgage in favor of The Lomas & Nettleton Co., a Conn. Corp., in the principal amount of \$14,700.00, recorded in the RMC Office for Greenville County in Mortgage Book 1044, at Page 661, assigned to Federal National Mortgage Association, Mortgage Book 1044, Page 661, and having a present principal balance due thereon of \$11,961.00. ALSO, OVER.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 10th day of February 1978

SIGNED, sealed and delivered in the presence of

Thomas B. Richards (SEAL)

Paul B. Richards (SEAL)

Frances R. Leetke (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 10th day of February 1978

Paul B. Richards (SEAL)
Notary Public for South Carolina 6/30/79
My commission expires:

Frances R. Leetke

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)' 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 10th day of February 1978

Paul B. Richards (SEAL)
Notary Public for South Carolina
My commission expires: 6/30/79

Rosa Lee Richards

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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