

STATE OF SOUTH CAROLINA

1205-895

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WE. LARRY WAYNE RICHARDSON AND CANDICE E. RICHARDSON

in consideration of \$200,000.00 TWO HUNDRED FORTY THOUSAND AND NO/100-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MELVIN HUTSON, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a 40.77 acre tract on a plat of property of Larry W. and Candace C. Richardson, prepared by Dalton & Neves Co., Engineers, dated January, 1981 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin in Old Glassy Mountain Road, at the joint front corner of property now or formerly of Mahn and running thence along the common line of said tract, S 89-23 W 366.7 feet to an iron pin; thence along a creek, the center of which is the line, the following courses and distances; N 34-26 W 231.3, N 68-39 W 389.8 feet to an iron pin, N 73-57 W 222.1 feet to an iron pin, N 63-42 W 152.2 feet to an iron pin, S 83-43 W 196.5 feet to an iron pin on the edge of a lake; thence through the lake S 81-06 W 415.3 feet to an iron pin; thence through another lake S 66-57 W 641.5 feet to an iron pin; thence back through a creek, the center of which is the line, the following courses and distances, S 17-10 W 97.1 feet, S 73-54 W 109.5 feet, S 62-15 W 396.2 feet, S 42-55 W 283.3 feet to an iron pin in the center of an old road bed; thence with said old road bed, property now or formerly of Thomas S 83-45 E 100 feet to an iron pin; thence running S 82-25 E 156 feet to an iron pin; thence running S 73-00 E 1,163.9 feet to an iron pin; thence with the common line of property now or formerly of Pearson N 29-20 E 234 feet to an iron pin; thence N 43-26 E 600 feet to an iron pin; thence running N 89-30 E 200 feet to an iron pin; thence running N. 71-13 E. 240 feet to an iron pin; thence running S 42-40 E 553 feet to an iron pin; thence running N 68-00 E 341 feet to an oak; thence running N 67-30 E. 86 feet to a post oak; thence running with Old Glassy Mountain Road N 0-10 E 286 feet to an iron pin, the point of BEGINNING.

2(437) 627.2-1-30

THIS being the remaining portion of that property deeded to the Grantors by Dr. Bernard Ludvigson on May 15, 1979 as shown in Deed Book 1162 at

Page 847. (CONTINUED ON BACK) 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 2nd day of February 19 84

SIGNED, sealed and delivered in the presence of:

W. C. ... (Signature)

Larry Wayne Richardson (SEAL)
Candice E. Richardson (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 2nd day of February 19 84

W. C. ... (Signature) (SEAL)
Notary Public for South Carolina.

Julie Ann Patton (Signature)

My commission expires 10-02-91

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)'s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of February 19 84

W. C. ... (Signature) (SEAL)
Notary Public for South Carolina.

Candice E. Richardson (Signature)
CANDICE E. RICHARDSON

My commission expires 10-02-91

RECORDED this 19 day of 3 FE. 2 84 065 No. 4.0000

(CONTINUED ON NEXT PAGE)

0690

4328-112