

9 Underwood Ave
Greenville, SC 29607
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Jerome F. Gennaria and Helen E. Gennaria

JUN 18 10 34 AM '84

in consideration of THIRTY-FOUR THOUSAND NINE HUNDRED FIFTY 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 Bennie F. Richardson, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, being known and designated as Lot 30 according to a plat of Glen Grove Park prepared by R. E. Dalton, May, 1924, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, Page 233, and having, according to said plat, the following metes and bounds, to-wit:

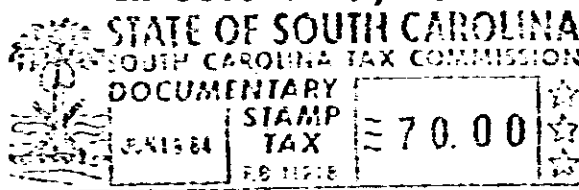
BEGINNING at an iron pin on the eastern side of Underwood Avenue, which iron pin is located 162.3 feet south of Laurens Road, and running thence S 74-12 E 150 feet to an iron pin; thence S 15-48 W 50 feet to an iron pin; thence with the line of Lot 31, N 74-12 W 150 feet to an iron pin on the eastern side of Underwood Avenue; thence with the eastern side of Underwood Avenue, N 15-45 E 50 feet to an iron pin at the beginning corner.

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.

15-500-196-6-31

DERIVATION: This being the same property conveyed to Grantor herein by deed of Marshall Lester Smith and Alma S. Smith as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1025, Page 460, on October 7, 1975.

31502



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 1st day of June, 1984

SIGNED, sealed and delivered in the presence of:

Jerome F. Gennaria
Helen E. Gennaria

Jerome F. Gennaria (SEAL)
Helen E. Gennaria (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 1st day of June, 1984

Timothy H. Fair (SEAL)
Notary Public for South Carolina.

Bennie F. Richardson

My commission expires 10/14/86

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 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 1st day of June, 1984

Timothy H. Fair (SEAL)
Notary Public for South Carolina.

Helen E. Gennaria
(Helen E. Gennaria)

My commission expires 10/14/86

39769

RECORDED this 18th day of June, 1984, at 10:34 A. M., No.