

FILED
GREENVILLE CO. S. C.
NOV 6 3 26 PM 1950

STATE OF SOUTH CAROLINA,

For True Consideration See Affidavit
Book 14 Page 9

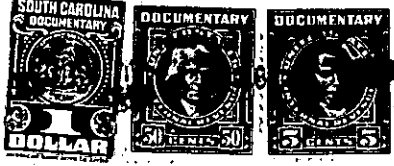
Greenville COUNTY OLLIE FARNSWORTH
R.M.C.

Know All Men by These Presents:

That I, Jeff R. Richardson in the State aforesaid,
in consideration of the sum of ten dollars and other valuable consideration DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said H. Frank Sargent, his heirs and assigns; all that piece of land in Fairview Township, Greenville County, State of South Carolina, about 1/4 of a mile south of the town of Simpsonville on the east side of U. S. Highway 276 opposite property belonging to L. A. Cox. It contains one acre, more or less, and begin at an iron pin on the east side of the aforementioned highway on lands of Mrs. Effie West and runs thence along the West property S. 84 E. 5.20 chs. to corner of lot conveyed to Troy Allen by H. E. Bagwell; thence along the line of Allen property S. 0-45 E. 1.92 chs. to corner of I. W. Cook; thence along Cook line N. 84 W. 5.20 chs. to corner of eastern side of Highway 276; thence along east side of said highway N. 0-45 W. 1.92 chs. to the beginning corner, being the same land conveyed to Jeff R. Richardson by H. E. Bagwell.

This property was conveyed to the grantor herein by a deed from H. E. Bagwell which was lost and never recorded. The grantor herein, Jeff R. Richardson, then sold the property to the grantee herein, H. Frank Sargent, on December 20, 1949, but the deed was made from H. E. Bagwell to H. Frank Sargent, all parties concerned being of the opinion that such deed was valid at law. The purpose of this deed and the second deed from H. E. Bagwell to Jeff R. Richardson, which has been recorded, is to clear up any question as to the title of the above described property.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 30 day of Oct. in the year of our Lord One Thousand Nine Hundred and 50

Signed, Sealed and Delivered in the Presence of
Opal Morehead (Seal)
J. J. Vaughn (Seal)
J. R. Richardson (Seal)
_____ (Seal)
_____ (Seal)

State of South Carolina, } Personally appeared before me Opal Morehead
Greenville County

and made oath that he saw the within named grantor(s) Jeff R. Richardson
written deed, and that he, with J. J. Vaughn sign, seal and as his act and deed deliver the within
witnessed the execution thereof.

Sworn to before me this 30 day of Oct. A. D. 1950
J. J. Vaughn (Seal)
Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER
County I, J. J. Vaughn Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude B. Richardson
wife of the within named J. R. Richardson
did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto H. Frank Sargent, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of Oct. A. D. 1950
J. J. Vaughn (Seal)
Notary Public for South Carolina
Maude B. Richardson

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 30 day of Oct. 1950 at _____ M., No. _____
Recorded November 6th. 1950 at 3:26 P. M. #26956