

BOOK 458 PAGE 278

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Stokes Bldg.—East

JUN 30 5 05 PM 1952

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

CLERK FARMINGTON R. M. C.



Know All Men by These Presents:

That I, W. W. Griffin in the State aforesaid, in consideration of the sum of Five Hundred and Sixty and no/100 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 J. R. Richardson

All those certain pieces, parcels or lots of land situate lying and being in the County of Greenville, State of South Carolina in Austin Township known and designated as lots Nos. 11, 29, 33, 73, 81, 105, 130 and 131 in the subdivision known as Hunters Acres according to a survey and plat made by W. J. Riddle in May, 1952 and recorded in the R. M. C. Office for Greenville County in book "BB", Page 41, reference to which is hereby craved for more complete description.

Being a portion of a 89.65 acre tract conveyed to the Grantor herein by A. Ralph Todd, as Trustee and Executor of the Will of F. M. Todd, deceased, by deed dated December 29, 1950 and of record in the R. M. C. Office for Greenville County in deed book 426, page 134.

The lots above described are conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon either of said lots. (2) No residence constructed upon either of said lots shall be occupied until construction of said residence is entirely completed. (3) The roof of each residence constructed upon said lots shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lots. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said line abutts.

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 27th day of June in the year of our Lord One Thousand Nine Hundred and Fifty -Two.

Signed, Sealed and Delivered in the Presence of [Signature] (Seal) [Signature] (Seal) [Signature] (Seal) [Signature] (Seal) [Signature] (Seal)

State of South Carolina, Greenville County Personally appeared before me Angell Staggs

and made oath that she saw the within named grantor(s) W. W. Griffin sign, seal and as his act and deed deliver the within written deed, and that she, with D. B. Leatherwood witnessed the execution thereof.

Sworn to before me this 27th day of June, A. D. 1952. [Signature] (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I. D. B. Leatherwood Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary A. Griffin wife of the within named W. W. Griffin 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 J. R. Richardson 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 27th day of June, A. D. 1952. [Signature] (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 05 P. 14552 Recorded this 30th day of June 1952 at 5: M., No.

W. W. G. J. R. R. [unclear] [unclear] - 30-53 [unclear] R. M. C. [unclear] for Renunciation of Dower to this deed see deed book 704, Page 104.