

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

FILED GREENVILLE CO. S.C. 11 10 AM 1962

Know All Men by These Presents:

That I, E. L. Jones, in the State aforesaid, in consideration of the sum of Eleven Thousand Nine Hundred Fifty and no/100 (\$11,950.00) 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 Samuel J. Richards, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Old Greenville-Spartanburg Road, near the City of Greer, S. C., and being designated as a part of Lot No. 45 on the plat of J. M. Mattox Estate as recorded in the RMC Office for Greenville County, S. C. in Plat Book JJ, page 127, and having according to a more recent survey entitled "Property of Samuel J. Richards", made by John A. Simmons on May 25, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Old Greenville-Spartanburg Road, joint front corner of Lots 45 and 46, and running thence along the common line of said Lots S 54-11 E 217 feet to an iron pin; thence along the line of Lot 43 N 38-53 E 62.7 feet to an iron pin in the rear line of Lot No. 45; thence on a line through Lot 45 N 44-18 W 215.9 feet to an iron pin on the southeasterly side of Old Greenville-Spartanburg Road, joint front corner of Lots 44 and 45; thence along said Road S 40-12 W 100 feet to an iron pin, the point of beginning.

For deed into grantor see Deed Book 689, page 247.

For restrictions applicable to this subdivision see Deed Book 549, page 58.

GRANTEE TO PAY 1962 TAXES.



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 30th day of May in the year of our Lord One Thousand Nine Hundred and Sixty-Two.

Signed, Sealed and Delivered in the Presence of

Signatures of R. L. Hannon, W. R. Woods, and E. L. Jones with seals.



State of South Carolina, Greenville County

Personally appeared before me R. L. Hannon

and made oath that he saw the within named grantor(s) E. L. Jones deliver the within written deed, and that he, with W. R. Woods sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 30th day of May A. D. 1962. Notary Public for South Carolina. Signature of R. L. Hannon.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Schaefer B. Kendrick, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eula H. Jones wife of the within named E. L. Jones 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 Samuel J. Richards, 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 30th day of May A. D. 1962. Signature of Schaefer B. Kendrick, Notary Public for South Carolina. Signature of Mrs. Eula H. Jones.

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 31st day of May 1962, at 11:10 A.M., No. 29655

528.1-5-7