

TITLE TO REAL ESTATE

52082 PROBENCE-JANARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Jas. D. Poag,

in the State aforesaid  
in consideration of the sum of Seventy Five Hundred & no/100 (\$7500.00)

to me in hand paid, at and before the sealing of these presents by  
L. R. Duncan

(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 L. R. Duncan, his heirs and assigns forever.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

and in Ward One of the City of Greenville, COMMENCING at an iron pipe on the West side of Academy Street, corner of J. P. Poole property; thence along line of J. P. Poole N. 69-42 W. 161.3 feet to an iron pipe on east line of an alley on the eastern side of Textile Hall Annex, said pipe being 21.7 feet distant from the east wall of Textile Hall Annex; thence along the East side of alley S. 26-43 W. 72 feet to a pipe at the North edge of a six foot sidewalk leading from Academy Street to Textile Hall Annex, said pipe being 19.2 feet from the wall of Textile Hall Annex; thence along North side of Walkway S. 69-42 E. 163 feet to an iron pipe on the West side of Academy Street; thence along the West side of Academy Street N. 25-28 E. 72 feet to the point of beginning.

Surveyed February 1928 by R. E. Dalton, Gngr., Greenville, S. C. His Field Book No. 101.

The above described land is the same conveyed to me by Jas. H. Woodside  
on the 15th day of July 1935, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 229 Page 358.

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 premises before mentioned unto the said L. R. Duncan, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said L. R. Duncan, his

heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this twenty-third day of June in the year of our Lord one thousand nine hundred and forty-five and in the one hundred and sixty eighth year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of James D. Poag (L. S.)  
Elizabeth Shirley (L. S.)  
James H. Price (L. S.)

S. C. Stamps Cancelled, \$ 15 and 00 Cents.  
U. S. Stamps Cancelled, \$ 8 and 25 Cents.

THE STATE OF SOUTH CAROLINA,  
Greenville County.

PERSONALLY appeared before me James H. Price

and made oath that he saw the within named Jas. D. Poag  
sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Elizabeth Shirley witnessed the execution thereof.

SWORN to before me, this 23rd day of June A. D., 1945  
Elizabeth Shirley (L. S.)  
Notary Public for South Carolina James H. Price,

THE STATE OF SOUTH CAROLINA,  
Greenville County.

RENUNCIATION OF DOWER.

I, Elizabeth Shirley, a Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Emma C. Poag,  
the wife of the within named Jas. D. Poag,  
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 the within named L. R. Duncan, his

heirs and assigns, all her interest and estate, and also 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 23rd day of June A. D., 1945  
Elizabeth Shirley (L. S.)  
Notary Public for South Carolina Emma C. Poag.

Recorded July 9th 1945, at 5:10 o'clock, P. M BY: E.G.