

TITLE TO REAL ESTATE

KEYE PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Ollie J. Duncan

in the State aforesaid in consideration of the sum of Two Thousand and No/100 Dollars

to me paid by W. O. Groce,

in the State aforesaid, 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 W. O. Groce, his heirs and assigns

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

situate, lying and being on Manning Street in Ward 5 of the City of Greenville, and more particularly described according to a plat made by Dalton & Neves, Engineers, in July, 1945, as follows:

BEGINNING at an iron pin on the eastern side of Manning Street at corner of Lot No. 1 of McBee Estate; thence N. 19-05 E. 371.7 feet to an iron pin; thence S. 67-54 E. 180.6 feet to an iron pin; thence S. 20-16 W. 362 feet to post; thence N. 71-0 W. 172.7 feet to point of beginning.

The above described property comprises the realty described in the deed of Floride S. McBee, Executrix, to Ollie J. Duncan, recorded in Volume 247, page 433; deed of Floride Smith McBee, as Executrix under the Will of Alexander McBee, deceased, to W. G. Duncan, recorded in Volume 236, page 255; deed of Floride Smith McBee, as Executrix, to Ollie J. Duncan, recorded in Volume 277, page 172; and deed of Housing Authority of the City of Greenville, South Carolina, to Ollie J. Duncan, recorded in Volume 286, page 266.

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book Page

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 W. O. Groce, his

AND I do hereby bind myself, my heirs and assigns, forever. heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said W. O. Groce, his heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand and seal, this 3rd day of April in the year of our Lord one thousand nine hundred and forty-six

Signed, Sealed and Delivered in the Presence of Ollie J. Duncan (SEAL) J. B. Ricketts (SEAL) J. A. Henry (SEAL)

S. C. Stamps Cancelled, \$ 4 and 00 Cents. U. S. Stamps Cancelled, \$ 2 and 20 Cents.

STATE OF SOUTH CAROLINA,

Greenville County.

PROBATE

PERSONALLY appeared before me J. B. Ricketts

and made oath that he saw the within named Ollie J. Duncan sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with J. A. Henry witnessed the execution thereof.

SWORN to before me, this 3rd day of April 1946 J. A. Henry (L. S.) Notary Public, S. C.

J. B. Ricketts

STATE OF SOUTH CAROLINA,

Greenville County.

RENUNCIATION OF DOWER

I, a Notary Public do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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 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 day of Anno Domini, 19 Notary Public, S. C.

Recorded April 5th 1946 at 12:34 o'clock BY: N.S. M.