

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S.C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Marie B. Ragsdale, of Greenville County

in the State aforesaid  
in consideration of the sum of Fifty and No/100 Dollars  
and assumption of mortgages  
to me paid by James L. Duncan

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 James L. Duncan, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, on the south side of City View street (formerly known as O'Neal street), and being known and designated as Lot No. 17, of a subdivision known as Morgan Hills as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book A, at page 69, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of City View street at the corner of Lot No. 16, which point is 190 feet east from the southeast corner of the intersection of City View street and Brandon Road, now known as Woodside avenue, and running thence along the south side of said City View street, N. 82 3/4 E. 60 feet to an iron pin at the corner of Lot No. 18; thence along the line of that lot, S. 7 1/4 E. 200 feet to an iron pin; thence S. 82 3/4 W. 60 feet to an iron pin at the rear corner of Lot No. 16; thence along the line of that lot, N. 7 1/4 W. 200 feet to the beginning corner.

The above lot is shown on the Township Block Book at sheet No. 137, Block 7, Lot No. 3, and the grantee is to pay taxes for 1946.

This property is conveyed subject to two mortgages executed by me as follows: (1) \$3000.00 to First Federal Savings and Loan Association; and (2) \$500.00 to J. P. Jamison.

The above described land is the same conveyed to me by T. W. Ballew on the 30th day of August 1946, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book X Page X

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 James L. 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 James L. Duncan, 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 30th day of August in the year of our Lord one thousand nine hundred and forty-six

Signed, Sealed and Delivered in the Presence of Marie B. Ragsdale (SEAL), Hazel Lee (SEAL), Vivian Whitmire (SEAL)

S. C. Stamps Cancelled, \$ No Stamps and Cents; U. S. Stamps Cancelled, \$ and Cents

STATE OF SOUTH CAROLINA,  
Greenville County.

PERSONALLY appeared before me Hazel Lee PROBATE

and made oath that She saw the within named Marie B. Ragsdale sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that She with Vivian Whitmire witnessed the execution thereof.

SWORN to before me, this 30th day of August 1946 Vivian Whitmire (L. S.) Notary Public, S. C.

Hazel Lee

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, 1946 (L. S.) Notary Public, S. C.

Recorded August 30th 1946, at 11:30 o'clock A.M.

BY: N.S.