

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, I. E. Duncan and Nora Mae Duncan,

.....in the State aforesaid,
.....in consideration of the sum of
Eleven Hundred Thirty-seven and 03/100 (\$1137.03) Dollars, and the assumption of the ~~XXXXXX~~
mortgages hereinafter mentioned and described,

to us.....in hand paid
at and before the sealing of these presents by
Gary J. Davis,

(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
Gary J. Davis, his heirs and assigns forever,

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

about one-half mile West from O'Neal, lying on the northern side of the road that leads from the May's Bridge Road to O'Neal, and on both sides of the May's Bridge Road and on both sides of South Tygre River, being bounded on the north by lands of W. E. Duncan and Mitchell lands; on the East by W. E. Duncan; on the South by the first named road and tract conveyed August 28, 1944, by C. A. Edwards to H. M. Fitts and Ruby M. Fitts; on the West by lands of C. W. Ballenger Estate and the Mitchell lands; and being a part of Tract No. 1 as shown on plat of property of C. A. Edwards, said plat prepared by H. S. Brockman, Surveyor, June 5th, 1943, and having the following courses and distances, to-wit:

Beginning on an iron pin in the center of the first named road, joint corner of the Fitts tract and lands being conveyed to W. E. Duncan, and runs thence with the center of the first named road S. 55-30 W. fifty-six (56) feet to a bend; thence S. 68-30 W. one hundred (100) feet to bend; thence S. 82-50 W. one hundred (100) feet to bend; thence N. 88-55 W. one hundred (100) feet to bend; thence N. 80-45 W. one hundred (100) feet to bend; thence N. 74-05 W. two hundred (200) feet to bend; thence N. 81-10 W. two hundred (200) feet to bend; thence N. 84-30 W. four hundred and fifty-seven (457) feet to the center of a bridge over a branch; thence with the branch S. 50-20 W. four hundred and fifty-five (455) feet to a point in the center of South Tygre River at the mouth of a branch; thence S. 73-15 W. one hundred and thirty-seven (137) feet to an iron pin in Old Buncombe Road, Ballenger corner; thence N. 38-45 W. crossing the May's bridge road six hundred and ninety-three (693) feet to a Post Oak down and by a pine, Ballenger corner; thence N. 46-40 E. crossing South Tygre River at the bridge and crossing the May's Bridge Road eleven hundred and ninety-nine (1199) feet to a point on the Mitchell line and in the center of the May's Bridge Road, joint corner of tract being conveyed to W. E. Duncan; thence with the center of the May's Bridge Road S. 2-25 E. four hundred and twenty-five (425) feet to a point in the center of the road (at a small bridge or culvert; thence S. 78-00 E. two hundred and forty-four (244) feet to an iron pin wood tree on the eastern bank of branch; thence S. 56-30 E. five hundred and eighty-one (581) feet to an iron pin on the northern side of a waterway; thence S. 42-35 E. three hundred and fifty-two (352) feet to the beginning corner, and containing twenty-nine and twenty one-hundredths (29.20) acres, more or less.

As a part of the consideration for this conveyance the Grantee hereby assumes and agrees to pay that certain mortgage made and executed by I. E. Duncan and Nora Mae Duncan to F. L. Crow, in the principal sum of One Thousand (\$1,000.00) Dollars, dated August 28th, 1944, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book No. 328, at page 291.

ALSO: as a part of the consideration for this conveyance the Grantee hereby assumes and agrees to pay that certain mortgage made and executed by I. E. Duncan and Nora Mae Duncan to F. L. Crow in the principal sum of Four Hundred Twenty-seven and 92/100 (\$427.92) Dollars, dated June 7th, 1945, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book No. 338, at page 226.