

All that certain piece, parcel or lot of land, situate, lying and being in the Town of Greer, State and County aforesaid, and having the following metes and bounds, to-wit:

Beginning at the intersection of Green Street (now called Line Avenue) with Hill Street and running thence S. 2-1/4 W. 205 feet to an iron spike on the west side of Green Street; thence N. 88 W. 103 feet with right of way of Southern Railway Company to iron spike; thence N. 4 E. 254 feet to stake on Hill Street; thence S. 63-1/2 E. along Hill Street 103 feet to the beginning corner and containing .53 of an acre, more or less, this being the same property conveyed to Mrs. C. B. Duncan by deed from W. E. James and Mattie S. James dated February 21, 1922, recorded in the R. M. C. Office for Greenville County in Book of Deeds 76, page 62.

Less, however, a triangular strip of land fronting 11 feet on Hill Street and expressly excepted in the above mentioned deed to Mrs. C. B. Duncan and Less, However, any portion of the above property heretofore conveyed by Mrs. C. B. Duncan and subject to any conveyance or right of way for easement as conveyed by the said Mrs. C. B. Duncan.

It is the intention of this conveyance to convey to the grantee all real estate formerly owned by Claire B. Duncan, deceased, in the Town of Greer and expressly including all real estate formerly owned by the said Claire B. Duncan in the Town of Greer at the intersection of Hill Street and Line Avenue.

The grantors in this instrument do further expressly assign, transfer and convey to Mac C. Duncan, as Trustee, all personal property owned by Claire B. Duncan, deceased, and now comprising the Estate of Claire B. Duncan, deceased, including all monies and cash now on hand and in the Bank of Greer deposited to the account of Mrs. R. E. Duncan, Certificate No. 152 and Account No. 124 in the Greer Federal Savings and Loan Association issued to Claire B. Duncan and any and all other monies, personal property and assets of the Estate of Claire B. Duncan, deceased.