

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, William B. Ducker in the State aforesaid, in consideration of the sum of One Thousand and No/100- - - - - DOLLARS, and subject to mortgage set out below,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Ben C. Thornton, his Heirs and Assigns forever,

All that lot of land in Greenville County, South Carolina, on the Northern side of Montgomery Avenue, being shown as part of the property of Mrs. M. P. Landrum on Plat by W. A. Hudson, Surveyor, dated December 6, 1902, recorded in Plat Book A at Page 120, and described as follows:

BEGINNING at an iron pin on the Northern side of Montgomery Avenue at the corner of lot now or formerly belonging to W. T. Phillips, which is approximately 313 feet west from Buncombe Street, and running thence along the line of the Phillips lot, N. 33-30 W. 100 feet to an iron pin; thence S. 56-30 W. 50 feet to an iron pin at the rear corner of lot now or formerly belonging to J. A. Burns; thence along the line of that lot, S. 33-30 E. 100 feet to joint corner of said lots on Montgomery Avenue; thence along the northern side of Montgomery Avenue, N. 56-30 E. 50 feet to the beginning corner.

Said premises being the same conveyed to the grantor by deed recorded in Book of Deeds 425 at Page 25.

Grantee to pay 1952 taxes.

It is understood and agreed that this conveyance is subject to a balance of \$2600.00 due on a mortgage executed by John H. Padgett et al to Virginia Norris, dated September 13, 1950, recorded in Book of Mortgages 475 at Page 351.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 20th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

M Kathryn L. Brown
E W King

William B. Ducker (Seal)



STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Kathryn L. Brown

and made oath that she saw the within named grantor(s) William B. Ducker sign, seal and as his act and deed deliver the within written deed, and that she, with E W King witnessed the execution thereof.

Sworn to before me this 20th day of March, A. D. 1952.

E W King (Seal) Notary Public for South Carolina

M Kathryn L. Brown

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Kathryn L. Brown Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Irene B. Ducker wife of the within named William B. Ducker 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 Ben C. Thornton, 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 20th day of March, A. D. 1952.

M Kathryn L. Brown (Seal) Notary Public for South Carolina

W B Ducker

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 20th day of March 1952 at 11:49 A. M., No. 6675

150-16-17