

STATE OF SOUTH CAROLINA, JAN 14 1954

GREENVILLE COUNTY OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, William B. Ducker, of Greenville,

in consideration of the sum of Forty-Eight Hundred and No/100 - - - - - (\$4800.00) - - DOLLARS, and the assumption of 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 grantee, John C. Canfield, 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, within the corporate limits of the City of Greenville, on the west side of White Oak Drive, being shown as the southern portion of Lot 106 on plat of University Heights being recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 53, and being known and designated as Lot No. 106-A according to a corrected plat of University Heights being recorded in the R. M. C. office for Greenville County in Plat Book FF, at page 128, and having, according to said corrected plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of White Oak Drive at the joint corner of Lots 106 and 106-A, and running thence with the joint line of said lots, S. 84-26 W. 190 feet to an iron pin in line with Lot No. 105; thence along the line of Lot No. 105, S. 6-13 E. 75 feet to an iron pin; thence N. 84-28 E. 200 feet to an iron pin on the west side of White Oak Drive; thence along White Oak Drive, N. 15-44 W. 75 feet to the beginning corner; being the same conveyed to me by William T. Bates by deed dated September 11, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 485, at page 343.

The above described lot is shown on the Township Block Book at Sheet 281, Block 2, Lot 154.1.

The grantee herein expressly assumes and agrees to pay a certain note and mortgage executed by the grantor in favor of First Federal Savings and Loan Association of Greenville, on which there is a balance due of \$8500.00.

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 14th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

[Handwritten signatures of witnesses]

William B. Ducker (Seal)



State of South Carolina, Greenville County

Personally appeared before me Vivian W. Bolding

and made oath that she saw the within named grantor(s) William B. Ducker

deliver the within written deed, and that she, with C. W. Scales, Jr. sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 14th day of January, A. D. 19 54.

[Handwritten signature of Notary Public]

Vivian W. Bolding (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, C. W. Scales, Jr. 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 John C. Canfield, his

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate,

GIVEN under my hand and seal this 14th day of January, A. D. 19 54.

[Handwritten signature of Notary Public]

Irene B. Ducker

Recorded this 16th day of January 19 54 at 10:07 A. M., No. #1116

281-2-154.1