

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, James L. Duncan, in consideration of the sum of Forty-Nine Hundred Twenty and No/100- - - and assumption of mortgage set out below

in the State aforesaid, DOLLARS,

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 Maynard E. Helms, Jr. and Lula R. Helms, their heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in Greenville Township, being known and designated as lot # 172 as shown on a revised Map # 5 of Sans Souci Heights, recorded in Plat Book BB at Page 91, and being more particularly described according to a recent survey prepared by C. C. Jones as follows:

BEGINNING at an iron pin in the North side of Langston Drive, which pin is 72 feet East of the intersection of Langston Drive and Merriweather Street, and running thence with Langston Drive, N. 65-52 E. 70 feet to iron pin, corner of lot 171; thence with line of said lot, N. 21-06 W. 157.8 feet to iron pin; thence S. 69-54 W. 70 feet to iron pin, rear corner of lot 173; thence with line of said lot, S. 21-06 E. 161.7 feet to the point of beginning.

Being the same premises conveyed to the grantor by Ben F. Perry by deed recorded in Book of Deeds 497 at Page 103.

Grantees are to pay 1954 taxes.

As a part of the consideration for this deed the grantee assures and agrees to pay a balance due of \$4830.00 on a mortgage held by D. E. Galway recorded in Book of Mortgages 591 at Page 265.



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 their 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 21 day of May in the year of our Lord One Thousand Nine Hundred and Fifty-Four

Signed, Sealed and Delivered in the Presence of

Ena W. King (Seal), E.M. Blythe, Jr. (Seal), and James L. Duncan (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King

and made oath that s he saw the within named grantor(s) James L. Duncan sign, seal and as his act and deed deliver the within written deed, and that s he, with E.M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 21 day of May, A. D. 1954. Ena W. King (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, E. Blythe, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Edna V. Duncan wife of the within named James L. Duncan 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 Maynard E. Helms, Jr. & Lula R. Helms, Jr., their 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 21 day of May, A. D. 1954. Edna V. Duncan (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of May 1954 at 9:52 A. M., No. 11385

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