

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

12 10 1955

Know All Men by These Presents:

That I, James L. Duncan in the State aforesaid, in consideration of the sum of TEN And No/100 (\$10.00) 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 Miller Hardware and Millwork Co., Inc., Trustee, its Successors and Assigns forever;

All those three certain piece, parcels or lots of land in Greenville County, State of South Carolina, being known and designated as Lots Nos. 13 and 15 in a subdivision known as New Furman Heights, being more particularly described on plat recorded in the R. M. C. Office for Greenville County in Plat Book "EE", Page 75, and Lot Number 115 of Belmont Heights, according to plat recorded in the R. M. C. Office for Greenville County in Plat Book "GG", Page 99. Reference being craved to said plats for a more complete description.

This property is conveyed subject to existing mortgage indebtedness, IN TRUST, for the following uses and purposes:

To construct houses on said lots; to sell, mortgage and generally manage the same and upon the sale of each parcel to divide the net profits equally between James L. Duncan and A. H. Miller. Purchasers not required to look to the proceeds of said funds.

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 its Successors 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 1st day of June in the year of our Lord One Thousand Nine Hundred and Fifty-five

Signed, Sealed and Delivered in the Presence of

Alfreda Barton (Seal) James L. Duncan (Seal) W. D. Workman (Seal)

State of South Carolina } Personally appeared before me Elfreda Barton COUNTY OF GREENVILLE }

and made oath that she saw the within named grantor(s) James L. Duncan sign, seal and as his act and deed deliver the within written deed, and that she, with W. D. Workman witnessed the execution thereof.

Sworn to before me this 1st day of June, A. D., 1955. Elfreda Barton (Seal) Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER } I, W. D. Workman Notary Public, do hereby certify COUNTY OF GREENVILLE }

unto all whom it may concern, that Mrs. Virginia T. 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 Miller Hardware and Millwork Co., Inc., its Successors and Assigns, all her interest and estate, and also all 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 1st day of June, A. D., 1955. Virginia T. Duncan (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:15 A.M. Recorded this 2nd day of June 1955 at No. 14207. DE-4-49551