

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, TROY F. GRIFFIN

in consideration of the sum of Three thousand five hundred (\$3,500.00) - - - - - DOLLARS, AND ASSUMPTION OF MORTGAGE REFERRED TO 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 WILLIAM B. DUCKER, his heirs and assigns, forever:

ALL that certain lot of land with the buildings and improvements thereon, located in the State of South Carolina, County of Greenville, in Chick Springs Township, in the City of Greer, on the South side of Carolina Avenue, and being known and designated as Lot No. 22 on plat of Development No. 2, Victor Monaghan, Division of J. P. Stevens & Co., Inc., Greer Plant, prepared by Dalton & Neves, Engineers, April, 1947, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "P", page 119, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the South side of Carolina Avenue at the joint corner of Lots 21 and 22 and running thence with the joint line of said lots, S. 35-21 W., 170 feet to a point on a 10-foot alley; thence with said alley, S. 54-39 E., 105 feet to a point, joint rear corner of Lots 22 and 23; thence with the line of said lots, N. 35-21 E., 170 feet to a point on the South side of Carolina Avenue; thence with the South side of Carolina Avenue, N. 54-39 W., 105 feet to the point of beginning.

This is the same property conveyed to me by deed of Ralph Brown, dated September 13, 1952, recorded in the R.M.C. Office for Greenville County in Deed Book 462, at page 529.

The Grantee herein assumes and agrees to pay the balance on that mortgage given by Troy F. Griffin to Greer Federal Savings and Loan Association, in the original amount of \$3500.00, dated June 21, 1954, and recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 599, at page 455.

GRANTEE to pay 1955 taxes

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 11th day of August in the year Fifty-five.

Signed, Sealed and Delivered in the Presence of

Francis B. Holtzclaw, Patrick C. Fant

Troy F. Griffin

(Seal) (Seal) (Seal)



State of South Carolina, Greenville County

Personally appeared before me Frances B. Holtzclaw

and made oath that she saw the within named grantor(s) Troy F. Griffin

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

Sworn to before me this 11th day of August, A. D. 19 55

Patrick C. Fant (Seal) Notary Public for South Carolina

Francis B. Holtzclaw

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alice M. Griffin wife of the within named Troy F. Griffin did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto William B. Ducker,

his Heirs 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 11th day of August, A. D. 19 55

Patrick C. Fant (Seal) Notary Public for South Carolina

Alice M. Griffin

Recorded this 11th day of August 19 55, at 4:22 P.M., No. 20609

98-11-5