

5M-5-56
TITLE OF REAL ESTATE—Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.,

COUNTY OF GREENVILLE

APR 27 11 02 AM 1957

Know All Men by These Presents:

OLLIE FARNSWORTH
R.M.C.

That I, Robert T. Duncan in the State aforesaid,
in consideration of the sum of ONE THOUSAND FIFTY AND No/100 (\$1,050.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said C. W. Cason Lumber & Realty Company, Inc., its Successors and Assigns forever, all that piece, parcel or lot of land in Greenville Township, Greenville County being known and designated as Lot No.40 as shown on a map or plat of Carver Park, of record in the RMC Office for said County in Plat Book "AA" at Page 187, reference to which is hereby made; said lot of land being described, according to said plat, as follows:

BEGINNING at an iron pin on Gandy Street, joint front corner of lots 40 and 41, and running thence along the line of lot 41, S. 47-00 E., 122.7 feet to an iron pin on the rear line of lot 32; thence along the lines of lots 32 and 33, S. 43-00 W. 82 feet to an iron pin at corner of lot 39; thence along the line of lot 39 N. 33-46 W., 134.1 feet to an iron pin on Gandy Street; thence along Gandy Street, N. 51-52 E., 52 feet to the beginning corner.

This being the same property conveyed to Robert T. Duncan by Warren T. Barksdale and Gladys Barksdale by deed dated August 20, 1956, recorded in the RMC Office for Greenville County in Deed Book 559, Page 424.

This property is conveyed subject to Restrictive Covenants recorded in the RMC Office and Greenville County in Deed Book 444, Page 498.

GRANTEE to pay 1957 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 its Successors 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 27th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-seven

Robert T. Duncan (Seal)

Signed, Sealed and Delivered in the Presence of

Emilie McCormick
W. D. Workman

_____(Seal)
_____(Seal)
_____(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Emilie McCormick

and made oath that she saw the within named grantor(s) Robert T. 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 27th day of April, A. D., 1957.
W. D. Workman (Seal)
Notary Public for South Carolina

Emilie McCormick

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, W. D. Workman

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Edith Duncan wife of the within named Robert T. 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 C. W. Cason Lumber & Realty Co., Inc., its 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 27th day of April, A. D., 1957.
W. D. Workman (Seal)
Notary Public for South Carolina

Edith R. Duncan

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 27th day of April 1957, at 11:02 A.M. No. #10110

199-1-96