

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JAN 12 12 10 PM 1959

Know All Men by These Presents:

That I, WALTER EDWIN SCRUGGS, JR. in the State aforesaid, in consideration of the sum of One Thousand and No/100 (\$1,000.00) 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 lot of land with the buildings and improvements thereon, situate on the Northeast side of Caldwell Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 4 on plat of property of Camella T. Willingham, made by J. Mac Richardson, June 1951, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "AA", at page 55, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Caldwell Avenue, at joint corner of Lots 3 and 4, and running thence N. 42-52 E., 129.56 feet to an iron pin; thence N. 47-08 W. 64 feet to an iron pin; thence S. 42-52 W., 129.56 feet to an iron pin on the Northeast side of Caldwell Avenue; thence with the Northeast side of Caldwell Avenue, S. 47-08 E., 64 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of William B. Ducker, dated August 28, 1956, recorded in the RMC Office for Greenville County, S. C. in Deed Book 560, page 136.

Grantee assumes and agrees to pay the balance due on that mortgage given by Walter Edwin Scruggs, Jr. to C. Douglas Wilson & Co., dated August 28, 1956, in the original amount of \$8,300.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 689, at page 309.

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 31st day of December in the year of our Lord One Thousand Nine Hundred and fifty eight

Signed, Sealed and Delivered in the Presence of

Walter Edwin Scruggs, Jr. (Seal)
Patrick C. Fant (Seal)
Three \$1.00 documentary stamps

State of South Carolina, Greenville County
Personally appeared before me J. Wright Horton
and made oath that he saw the within named grantor(s) Walter Edwin Scruggs, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant witnessed the execution thereof.
Sworn to before me this 31st day of December, A. D. 19 58
Patrick C. Fant (Seal)
Notary Public for South Carolina

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. Iris J. Scruggs wife of the within named Walter Edwin Scruggs, Jr. 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 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 31st day of December, A. D. 19 58
Patrick C. Fant (Seal)
Iris J. Scruggs