

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Know All Men by These Presents:

That I, HOUSTON FRANKLIN HART in the State aforesaid,  
in consideration of the sum of Six Thousand (\$6,000.00) ----- 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 Southwest side of Elaine Avenue, near the City of Greenville, in Greenville County, S. C., shown as Lot 18 on plat of property of Wm. M. Edwards, made by Dalton & Neves, Engineers, June 1954, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5, page 12, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a stake on the Southwest side of Elaine Avenue, at corner of Lot 17, and runs thence with the line of said lot, S. 58-41 W., 266.2 feet to a stake; thence S. 33-31 E. 75.05 feet to a stake at corner of Lot 19; thence with the line of said lot, N. 58-41 E. 263.3 feet to a stake on Elaine Avenue; thence with the Southwest side of Elaine Avenue, N. 31-19 W. 75 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of William M. Edwards dated August 18, 1954, recorded in the RMC Office for Greenville County, S. C. in Deed Book 506, page 499.

Grantee assumes and agrees to pay the balance due on that mortgage given by Houston Franklin Hart to Canal Insurance Company in the original amount of \$9,750.00 dated August 20, 1954, recorded in Mortgage Book 607, page 153, on which there remains a balance due of \$ 8268.71 .

Grantee to pay 1961 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.

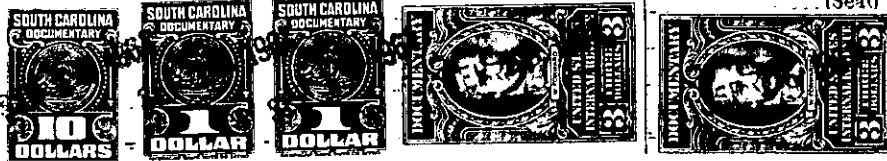
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 15th day of September in the year of our Lord One Thousand Nine Hundred and sixty one

Signed, Sealed and Delivered in the Presence of

*Mildred R. Turner*  
*Patrick C. Fant*

*Houston F. Hart* (Seal)  
*Houston Franklin Hart* (Seal)  
----- (Seal)



State of South Carolina,  
Greenville County

Personally appeared before me Mildred R. Turner

and made oath that she saw the within named grantor(s) Houston Franklin Hart sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 15th day of September, A. D. 19 61  
*Patrick C. Fant* (Seal)  
Notary Public for South Carolina

*Mildred R. Turner*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

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

unto all whom it may concern, that Mrs. Gloria B. Hart wife of the within named Houston Franklin Hart 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 15th day of September, A. D. 19 61  
*Patrick C. Fant* (Seal)  
Notary Public for South Carolina

*Gloria B. Hart*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_ U. S. \$ \_\_\_\_\_  
Recorded this 18th day of September 19 61 at 10:40 A. M. No. #7222

P15.6-1-63