

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORNE

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Greenville, S. C.

MAY 24 2 45 PM 1963

OLLIE FARNsworth

Know All Men by These Presents

That I, MORRIS H. DUNCAN, in the State aforesaid, in consideration of the sum of NINE THOUSAND, TWO HUNDRED FIFTY AND NO/100 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 JONATHAN CARL BAILEY, JR. and BERNICE I. BAILEY, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Northwest side of the Spartanburg-Greenville Road, near the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lot 2 on Plat of Property of Joe E. Green, made by H. S. Brockman, Surveyor, December 7, 1943, and also shown on a Plat of Property of Morris H. Duncan, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book T, Page 121, and having according to said plats and a survey made by R. K. Campbell, Surveyor, dated May 21, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the the Southeast side of the Spartanburg-Greenville Road at Southwest corner of property now or formerly A. R. Duncan, shown as Lot 1 on Plat of the Joe E. Green Property and runs thence along the Southeast edge of the Spartanburg-Greenville Road, S. 61-30 W., 103 feet to an iron pin; thence along the line of Property of Duncan, N. 39-00 W., 417 feet to an iron pin; thence N. 61-30 E., 103 feet to an iron pin; thence along the property of now or formerly Duncan, S. 39-00 E., 417 feet to an iron pin on the Southeast side of the Spartanburg-Greenville Road, the beginning corner, and contains 1 acre, more or less.

THIS is the same property conveyed to me by deed of Joe E. Green, dated May 9, 1949, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 381, Page 59.

GRANTEE to pay 1963 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 their 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 24th day of May in the year of our Lord One Thousand Nine Hundred and sixty-three.

Signed, Sealed and Delivered in the Presence of

Marguerite B. Bagwell, Patrick C. Fant

Morris H. Duncan (Seal)



State of South Carolina, Greenville County

Personally appeared before me Marguerite B. Bagwell,

and made oath that s he saw the within named grantor(s) Morris H. Duncan, sign, seal and as his act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 24th day of May, A. D. 1963

Patrick C. Fant (Seal)

Marguerite B. Bagwell

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. Thalia H. Duncan wife of the within named Morris H. 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 Jonathan Carl Bailey, Jr. and Bernice I. Bailey, their 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 24th day of May, A. D. 1963

Patrick C. Fant (Seal)

Thalia H. Duncan

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 24th day of May 1963, at 2:45 P.M., No. 30351

185 - 541.2 - 1 - 5.1 OUT OF 541.2 - 1 - 5