

State of South Carolina } 10 11 AM 1935

BOOK 772 PAGE 570

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Hester Duncan,

in consideration of the sum of Three Dollars, love and affection,

in the State aforesaid, 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 grantee(s)

James Benton Duncan and Constance H. Duncan, their Heirs and Assigns forever,

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the City of Greer, S. C., lying on the east side of South Trade Street and on the south side of Rotan Avenue, being a part of the same property conveyed to me by deed from S. G. Bruce September 26th 1936, recorded in the office of the R. M. C. for Greenville County in Deed Book 187 at page 179, and being shown as Lot No. 1 (home lot) on Plat of Property of Mrs. Hester Duncan made by H. S. Brockman, Surveyor April 23rd 1965, and having the following courses and distances, to wit:-

Beginning on a point in the southeast intersecting corner of the said South Trade Street and Rotan Avenue, and runs thence with the east margin of the South Trade Street, S. 15-30 E. 102 feet to an iron pin against the east curb of the said street, joint corner of Lots Nos. 1 and 2; thence with the common line of Lots 1 and 2, N. 89-43 E. 223.3 feet to an iron pin; thence N. 15-06 W. 103.6 feet to an old iron pin on the south margin of Rotan Avenue; thence with the south margin of the said avenue, S. 89-15 W. 223.8 feet to the beginning corner.

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 April in the year of our Lord One Thousand Nine Hundred and Sixty Five

Signed, Sealed and Delivered in the Presence of

Mary Earle Brockman
H. S. Brockman

Hester Duncan (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me Mrs. Earle Brockman and made oath that she saw the within named grantor(s) Mrs. Hester Duncan sign, seal and as her act and deed deliver the within written deed, and that she, with H. S. Brockman witnessed the execution thereof.

Sworn to before me this 24th day of April, A. D., 1965

H. S. Brockman (Seal)
Notary Public for South Carolina

Mary Earle Brockman

State of South Carolina

NO RENUNCIATION OF DOWER

I, WOMAN GRANTOR

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 1965 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:11 A.M. Recorded this day of May, 1965, at M., No. 30951

1-285-61-6-7-(1051)