

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, JACK DUNCAN AND ROBERT DUNCAN,

FILED
GREENVILLE CO. S.C.
AUG 2 11 01 AM 1965
CLERK OF COURTS
R. M. S.

in consideration of -----FIVE (\$5.00) (LOVE AND AFFECTION)-----Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MARY JANE DUNCAN, all our right, title, and interest to:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 40, according to Plat of Property of G. J. Douglass, recorded in Plat Book F, page 126, R. M. C. Office for Greenville County, and being more particularly described according to Survey and Plat of Pickell & Pickell, Engineers, dated January 11, 1945, as follows:

BEGINNING at a stake on the West side of Hill Street, joint front corner of Lots Nos. 39 and 40; thence with line of said Lots N. 79-10 W. 158.7 feet to stake; thence with line of Lot No. 38, N. 10-50 E. 70.65 feet to stake; thence with line of Lot No. 41, S. 79-10 E. 158.7 feet to stake; thence with the West side of Hill Street S. 10-50 W. 70.65 feet to the beginning.

The above is the same property conveyed to Grace Kelley New by B. O. Kelley by deed dated March 18, 1942, recorded in Deed Book 244, page 288, R. M. C. Office for Greenville County, and is the same property conveyed to F. F. Duncan by deed dated January 18, 1945, recorded in Deed Book 271, page 284, R. M. C. Office for Greenville County.

The grantors are children of F. F. Duncan who died intestate on the 21st day of December, 19 64.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 26th day of July, 19 65.

SIGNED, sealed and delivered in the presence of:

Jack R. Duncan (SEAL)
Robert L. Duncan (SEAL)
Doris G. Hall (SEAL)
Frances M. Rice (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of July, 19 65.

Frances M. Rice (SEAL) Doris G. Hall
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 26th day of July, 19 65.
Frances M. Rice (SEAL) Helen C. Duncan
Edith Duncan
Notary Public for South Carolina.

RECORDED this 29th day of August 19 65, at 11:01 A. M., No. 3690

-235-145-4-11 (NO PROBATE)