

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, William B. Ducker in the State aforesaid, in consideration of the sum of One Thousand Five Hundred and No/100 (\$1,500.00)-- DOLLARS, and assumption of the 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 Frank Opperman, His Heirs and Assigns, Forever:

ALL that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, being known and designated as all of Lot 87 and a portion of Lot 88 on plat of Pine Brook Development made by W. N. Willis, Engineer, March 27, 1961, recorded in the RMC Office for Greenville County in Plat Book Z at page 148 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bridges Avenue at the joint front corner of Lots 86 and 87 and runs thence along the common line of said lots, N 16-54 W 150 feet to an iron pin; thence N 73-06 E 109.8 feet to an iron pin; thence S 33-31 E 159.4 feet to an iron pin on Bridges Avenue; thence along Bridges Avenue, S 73-06 W 155 feet to an iron pin, the point of beginning.

LESS HOWEVER: That certain tract of land conveyed by Hazel B. Hale to James B. Bennett, recorded in Deed Book 681 at page 418, September 8, 1961, extending 35 feet along Bridges Avenue, with a depth of 159.4 feet and a rear width of 35 feet.

The grantee herein assumes and agrees to pay that mortgage given by William B. Ducker to Fountain Inn Federal Savings & Loan Association in the original amount of \$18,000.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1075, Page 219, on which there remains unpaid a principal balance of \$17,789.02

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of ways, if any, affecting the above described property.

Grantee to pay 1968 taxes.

County Stamps Paid \$ 1.65 See Act No.380 Section 1

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 29 day of May in the year of our Lord One Thousand Nine Hundred and sixty eight

Signed, Sealed and Delivered in the Presence of

Nancy O Collins Patrick C Fant



William B. Ducker (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina, Greenville County

Personally appeared before me Nancy O. Collins

and made oath that s he saw the within named grantor(s) William B. Ducker 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 29 day of May, A. D. 19 68. Patrick C. Fant (Seal) Notary Public for South Carolina

Nancy O Collins

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. Irene D. Ducker wife of the within named William B. Ducker 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 Frank Opperman 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 29 day of May, A. D. 19 68. Patrick C. Fant (Seal) Notary Public for South Carolina

Irene D. Ducker

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 29 day of May 19 68 at 3:44 P. M., No. 30797

271- P15.11-2-6