

FEB 12 4 05 PM 1969

BOOK 862 PAGE 55

Prepared by the offices of CARTER & HILL Attorneys at Law 123 Broadus Avenue, Greenville, S. C.

OLLIE F. B. WORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

County Stamps Paid \$ 2.20
See Act No. 380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that we, William T. Ayers and Betty Jean Ayers

in consideration of One Thousand, Six Hundred and no/100 (\$1,600.00) and the assumption of a ~~MONIX~~ mortgage, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Neil Wayne Duncan, his heirs and assigns:

ALL that piece, parcel or lot of land with building and improvements thereon situate; lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot # 12, Block D on plat of Hughes Heights which plat is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book GG at Page 122 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Nicholas Drive joint front corner of Lots # 12 and # 13 and running thence N. 54-43 E. 160 feet to an iron pin; thence N. 35-17 W. 75 feet to an iron pin; thence S. 54-43 W. 160 feet to an iron pin on Nicholas Drive; thence along Nicholas Drive S. 35-17 E. 75 feet to an iron pin, the point of beginning.

For Deed into Grantors, See Deed Book 798 at Page 205.

As a part of the consideration hereof the Grantee assumes and agrees to pay according to its terms and conditions that certain note and mortgage given to Cameron-Brown Company on which there is a present balance of \$11,821.72. Said mortgage is recorded in Mortgage Book 934 at Page 103.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.



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(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 12th day of February 19 69.

SIGNED, sealed and delivered in the presence of:

Wallace McLean
J. Henry Philpot Jr.

William T. Ayers (SEAL)
William T. Ayers (SEAL)
Betty Jean W. Ayers (SEAL)
Betty Jean W. Ayers (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of February, 19 69

J. Henry Philpot Jr. (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1971

Wallace McLean

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

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(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

12th day of February 19 69
J. Henry Philpot Jr. (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1971

Betty Jean W. Ayers
Betty Jean W. Ayers

RECORDED this 12 day of February 19 69, at 4:05 P. M., No. 19155

308-213-115-12