

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS That I, JOHN H. DUNCAN, JR.,

in the State aforesaid,

in consideration of the sum of Ten and No/100ths (\$10.00) and love and affection and assumption of any outstanding mortgage indebtedness 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 JUANITA DUNCAN, her heirs and assigns forever, all my right, title, and interest, the same being an undivided one-half interest in and to:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Northern side of Carey Street (formerly Croft Street) in the City of Greenville, being shown as Lot No. T-7 on Plat of property of C. H. Talley recorded in the R.M.C. Office for Greenville County in Plat Book H, at Page 116, and described as follows:

BEGINNING at a stake on the Northern side of Carey Street, 200 feet East from Bennett Street, at the corner of Lot No. T-8, and running thence with the line of said lot, N. 19-30 E. 114 feet to a stake at the corner of Lot No. T-14; thence with the line of said lot, S. 70-30 E. 50 feet to a stake at the corner of Lot No. T-6; thence with the line of said lot, S. 19-30 W. 114 feet to a stake on Carey Street; thence with the Northern side of said Street, N. 70-30 W. 50 feet to the beginning.

This is the identical property conveyed to John H. Duncan by deed of Elizabeth D. Smith, dated March 22, 1957, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 574 at Page 07. The Grantor and Grantee herein are the sole heirs at law of the said John H. Duncan, who died intestate on March 19, 1969. (See Apt. 1076 File 7)

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, his, her, their or its Heirs or Successors 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 or Successors and Assigns against the grantor(s) and 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 4th day of June in the year of our Lord One Thousand Nine Hundred and Seventy

Signed, Sealed and Delivered in the Presence of

*William M. Grant*  
*Kenneth D. Duncan*

*John H. Duncan, Jr.*  
JOHN H. DUNCAN, JR. (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF SOUTH CAROLINA } Personally appeared before me Kenneth D. Duncan  
County of GREENVILLE } and made oath that he saw the within named grantor(s) sign, seal and as his  
act and deed deliver the within written deed, and that he, with William M. Grant, Jr. witnessed the execution thereof.

Sworn to before me this 4th day of June A. D. 19 70  
*William M. Grant* (Seal)

Notary Public for South Carolina  
My commission expires June 4, 1979

*Kenneth D. Duncan*

STATE OF MASSACHUSETTS }  
County of HAMPDEN } I, Jeannette L. Conrad

do hereby certify unto all whom it may concern, that Mrs. Janet B. Duncan wife of the within named John H. Duncan, Jr. 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 the grantee(s), his, her, their or its Heirs or Successors 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 10th day of June A. D. 1970  
*Jeannette L. Conrad* (Seal)  
Notary Public for Massachusetts  
My Commission Expires: April 16, 1975  
*Janet B. Duncan*

100-35-241