

FILED

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, Lawyers, Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Oct 20 10 48 AM '70
OLLIE FARNSWORTH
R.M.C.

Greenville, S.C. July
4.40
Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that James Anderson Duvall, Executor (and individually), Earl W. Duvall, Margaret D. Strickland,

in consideration of Four Thousand and no/100 (\$4,000.00)-----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 Horace Mauldin, his heirs and assigns forever

All that lot of land situate on the eastern side of Elmwood Avenue (formerly Fifth Avenue) in the County of Greenville, State of South Carolina being shown as lot no. 41 on a plat of Section I of Judson Mills Village dated August 1939, prepared by Dalton and Neves recorded in Plat Book K at page 11 and 12 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:



BEGINNING at an iron pin on the eastern side of Elmwood Avenue at the joint front corner of lot 40 and 41 and running thence with lot 40 S. 85-30 E. 89.5 feet to an iron pin at the joint rear corner of lot 40 and lot 41; thence N. 4-30 E. 70 feet to an iron pin at the joint rear corner of lot 41 and 42; thence with lot 42 N. 85-30 W. 89.5 feet to an iron pin on Elmwood Avenue; thence with said Avenue S. 4-30 W. 70 feet to the point of beginning.



This is the same property conveyed to W. A. Duvall by deed recorded in Deed Book 214 at page 140 in the R.M.C. Office for Greenville County. The said W. A. Duvall died testate on September 26, 1952 leaving as his sole devisee his wife, Mrs. Laurie Duvall as will appear according to apartment 614 File 20 in the Office of the Probate Court for Greenville County. The said Laurie Duvall died testate on June 27, 1970 and by her will authorized her Executor to convey the above described property as will appear according to her will filed in Apartment 1140 File 22 in the Office of the Probate Court for Greenville County. The grantors who are the sole heirs at law of both W. A. Duvall and Laurie Duvall, are signing this deed as evidence of their consent and approval of the sale of this property, together with Frances D. Ellison who has signed a separate deed to the grantee for her interest in the above property. This property is conveyed subject to all recorded easements, restrictions and rights of way affecting said property. Grantee to pay 1970 County property taxes.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 13th day of October 19 70.

SIGNED, sealed and delivered in the presence of:

Sandra L. Stone
Donald R. McAlister

James Anderson Duvall (SEAL)
Earl W. Duvall (SEAL)
Margaret D. Strickland (SEAL)

STATE OF SOUTH CAROLINA }
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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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of October 19 70.

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

Sandra L. Stone

STATE OF SOUTH CAROLINA }
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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, 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

13th day of October 19 70
Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

Margaret E. Duvall
Earl W. Duvall

RECORDED this 20th day of October 19 70, at 10:48 A. M., No. #9402

NOTE: W 614-204 W-1190-20
235-115-15-10