

MAY 10 2 50 PM '71

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TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Briscoe, Attorneys at Law, Justice Building, Greenville, S. C.  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that George T. Duncan

in consideration of -----Five Thousand Six Hundred Ninety Eight and 33/100 (\$5,698.33)----- Dollars,  
and assumption of mortgage set out below,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Ben G. Burnside, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the west side of Ridgewood Drive at the southwestern corner of the intersection of Ridgewood Drive and Lee Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot 16 on a plat of Woodland Hills recorded in the RMC Office for Greenville County, South Carolina in Plat Book Y, at Page 60, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Ridgewood Drive at the joint front corner of Lot 16 and Lot 17 and running thence along the common line of said Lots S. 73-0 W. 140 feet to an iron pin, joint rear corner of Lots 16, 17, 33 and 34; thence along the rear line of Lot 34 N. 17-0 W. 100 feet to an iron pin on the south side of Lee Road; thence along the said Lee Road N. 73-0 E. 115 feet to an iron pin; thence following the curve of the intersection of Lee Road and Ridgewood Drive, the chord of which is S. 62-0 E. 35.3 feet; to an iron pin on the west side of Ridgewood Drive; thence along the said Ridgewood Drive S. 17-0 E. 75 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises, and such zoning restrictions and/or utility easements or tap fees pertaining thereto.

This is the same property conveyed to the grantor herein by deed of William H. Bouknight dated June 16, 1967 and recorded in the RMC Office for Greenville County in Deed Book 822, at Page 15.

As a part of the consideration herein, the grantee specifically assumes and agrees to pay that certain mortgage in favor of C. Douglas Wilson & Co. in the principal amount of \$ 13,600.00 recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1060, at Page 545, and having a present principal balance due thereon of \$12,901.67.



6-60  
90 Sec. 1

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 7th day of May 19 71.

SIGNED, sealed and delivered in the presence of:

*George T. Duncan* (SEAL)  
GEORGE T. DUNCAN (SEAL)

*Thomas Conroy*  
*Frances R. Leitke*

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 7th day of May 19 71.

*Thomas Conroy* (SEAL)  
Notary Public for South Carolina  
My commission expires 4/7/79

*Frances R. Leitke*

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 7th day of May 19 71.

*Mollie Herman Duncan*

*Thomas Conroy* (SEAL)  
Notary Public for South Carolina  
My commission expires 4/7/79

RECORDED this 10th day of May 19 71, at 2:59 P. M., No. #26657