

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) OLLIE FARNSWORTH TITLE TO REAL ESTATE  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we Susie Duncan, W. P. Duncan, Earl Duncan, Edgar Duncan, J. B. Duncan, Betty W. Rownsley, Ann Duncan Bolin and Myrtle H. Duncan, in consideration of One (\$1.00) Dollar and the establishment of the trust hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto J. B. Duncan and Edgar Duncan, as trustees, under written agreement with Susie Duncan, W.P. Duncan, Earl Duncan, Edgar Duncan, J. B. Duncan, Betty W. Rownsley, Ann Duncan Bolin and Myrtle H. Duncan, dated October 27, 1970, their successors and assigns, the following described real estate:

ALL those tracts of land in Bates Township, Greenville County, South Carolina, adjoining Duncan Road and Williams Road, originally consisting of 45 acres conveyed by J. W. Duncan to Sloan Duncan by deed dated October 1, 1927 and recorded on November 17, 1927, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 143 at Page 7, and which was devised to Susie Duncan for her natural lifetime with the remainder to W. P. Duncan, Royal Duncan, Earl Duncan, Edgar Duncan, J. B. Duncan, and Annie Williams, by the will of Sloan Duncan to be found in the records of the Probate Court of Greenville County, South Carolina, in Apartment 442, File 19; less, however, a tract of 1.7 acres conveyed to L. E. Meares by deed dated May 7, 1943, and recorded on July 17, 1944, in the R. M. C. Office for Greenville County in Deed Book 265 at Page 290, and a tract of land consisting of 2.8 acres conveyed to James B. Duncan by a deed dated May 26, 1961, and recorded in the R. M. C. Office for Greenville County, South Carolina, on May 30, 1961, in Deed Book 675 at Page 7 and by deed dated June 2, 1961, and recorded in the R. M. C. Office for Greenville County, South Carolina, on June 12, 1961, in Deed Book 675 at Page 438. Also less one (1) acre sold to Earl Duncan.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto J. B. Duncan and Edgar Duncan, their successors and assigns, forever for the uses and purposes, and subject to the terms, powers, and conditions more fully set forth in that certain written instrument of trust between the Grantors and the Grantees herein dated October 27, 1970, which is incorporated herein by reference and made a part hereof as though fully set forth herein. And the Grantors do hereby bind themselves, their heirs, executors and administrators to forever defend all and singular the said premises unto the Grantees and their successors and assigns, against the Grantors and their heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FOR TRUST AGREEMENT SEE DEED BOOK 921, PAGE 601.

WITNESS the Grantors hands and seals this 27<sup>th</sup> day of October, 1970.

SIGNED, sealed and delivered in the presence of:

J. Henry Philpot  
J. Henry Philpot

Susie Duncan (SEAL)  
Susie Duncan

Mary St. Southwick  
J. Henry Philpot

W.P. Duncan (SEAL)  
W. P. Duncan

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