

TITLE TO REAL ESTATE— Offices of HILL, JAMES, & WYATT, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

11:41 AM

KNOW ALL MEN BY THESE PRESENTS, that Lester L. Duncan-----

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 Mack F. Duncan, his heirs and assigns forever:

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying, and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 49, Section 1, as shown on a plat entitled "Subdivision of Village Houses, F. W. Poe Manufacturing Company, Greenville South Carolina", made by Dalton & Neves, July, 1950, and recorded in the R.M.C. Office for Greenville County in Plat Book Y, at pages 26-31, inclusive. According to said plat, the within described lot is also known as No. 35 First Street (Avenue) and fronts thereon 75 feet.

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This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

This is the identical property conveyed to the grantor herein and Lessie M. Duncan by deed recorded in the R.M.C. Office for Greenville County and recorded in Deed Book 426 at Page 4. Lessie M. Duncan is now deceased the grantor having acquired her interest as will appear by examination of probate records of Greenville County.



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 23 day of December 19 74.

SIGNED, sealed and delivered in the presence of:

Lester L. Duncan (SEAL)

Theresa M. Upford (SEAL)

William D. [Signature] (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 23 day of December 19 74 .

William D. [Signature] (SEAL)
Notary Public for South Carolina

Theresa M. Upford

My Commission Expires June 13, 1979

STATE OF SOUTH CAROLINA
COUNTY OF }

RENUNCIATION OF DOWER
(GRANTOR WIDOWER NOT NECESSARY)

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

day of 19 .

Notary Public for South Carolina.

My Commission Expires

RECORDED this day of DEC 23 1974 11:41 A. M. No. 15319

15319

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