

FILED

TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol 1013 Page 382

KNOW ALL MEN BY THESE PRESENTS, that James W. Edwards and Mattie Louise Edwards

in consideration of Two Thousand Five Hundred and No/100ths-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

BOBBIE G. DUNCAN AND BOBBY JOE DUNCAN, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and lying and being in Bates Township and having, according to a plat prepared by Walter L. Davis on March 12, 1974, the following metes and bounds, to-wit:

BEGINNING at a point in the center of McCauley Road at the joint front corner of property conveyed herein and property now or formerly belonging to Thackson and running thence with the line of property now or formerly belonging to Thackson, N. 13-15 W. 142.5 feet to an iron pin in the line of property now or formerly belonging to Clarence Roe; thence with the line of property of Roe, N. 79-30 E. 645.48 feet to an iron pin in property now or formerly belonging to Annie Few; thence with line of property now or formerly belonging to Annie Few, S. 52-45 E. 63 feet to a point in the center of McCauley Road; thence with the center of the right of way of McCauley Road, S. 71-30 W. 687.7 feet to the point of beginning and containing 1.46 acres more or less.

Subject however to the following restrictions: (1) no more than one single family dwelling shall be constructed or placed on the conveyed premises.

300 ... 5.00
... 2.75



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 17 day of January, 19 75.

SIGNED, sealed and delivered in the presence of: James W. Edwards (SEAL)
Mattie Louise Edwards (SEAL)
Gayle Johnson (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17 day of January 1975

Gayle Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 1/21/76

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 17 day of January 19 75

Mattie Louise Edwards (SEAL)
Notary Public for South Carolina
My commission expires: 1/21/76

RECORDED this JAN 21 1975 day of 1975 at 2:22 P. M. No. 17210

4328 RV-2