

STATE OF SOUTH CAROLINA APR 14 2 23 PM '76

Vol 1034 700

COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that South Carolina National Bank, as Trustee of the W. P. Kennedy, Sr. family trust, a revocable trust dated January 29, 1969, and as executor of the estate of W. P. Kennedy, Sr., deceased

in consideration of Ninety-five Thousand and No/100 (\$95,000.00) 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 William Edward Duncan and Donna C. Duncan, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina on the southern side of Augusta Road being shown as a portion of Lot 1 of Augusta Circle on plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book E at Page 227 and in Plat Book F at Page 23 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot No. 1 on the southwestern side of Augusta Road and running thence S. 21-35 W., 234.4 feet to a point; thence N. 71-01 W., 140 feet to an iron pin in the line of Lot No. 2; thence with the line of Lot No. 2 in a northeasterly direction 269.7 feet to a point on the southwestern side of Augusta Road; thence, in a southeasterly direction with Augusta Road 100 feet to the point of beginning.

The above described property is the same property conveyed to W. P. Kennedy by deed dated January 31, 1950, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 401 at Page 513. The said W. P. Kennedy died, testate, a resident of Greenville County, devising the within property to the within named grantor under the provisions of his will as will be seen by reference to all records contained in the Greenville County Probate Court in Apt. 1307 at File 24.

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This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

The grantees assume and agree to pay Greenville County property taxes for the year 1976 and all subsequent years and Greenville City property taxes for the year 1976 and all subsequent years.

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)' heirs or successors and assigns, forever. And the grantor do(es) hereby bind the grantor to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and assigns against the grantor 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 12th day of April 19 76. South Carolina National Bank, as Trustee of the W. P. Kennedy, Sr., family trust, a revocable trust dated January 29, 1969, and as executor of the estate of W. P. Kennedy, Sr., deceased.

SIGNED, sealed and delivered in the presence of

Margaret Clark
Danielle Pope



By: Ellison D. W. O'Neal, ATO and Jim O'Neal ATO

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 12th day of April 19 76.

James C. Blahely, Notary Public for South Carolina, My commission expires: 11-9-81

Danielle Pope

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (NOT NECESSARY)
COUNTY OF GREENVILLE }

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)' 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: APR 14 1976, RECORDED this day of at 2:23 P.M.



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