

TITLE TO REAL ESTATE

John P. Mann, Attorney at Law, Greenville S.C.

FILED GREENVILLE CO. S.C. APR 26 3 37 PM '75 DONNIE S. TAMMERSLEY R.M.C.

1020-308

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. JUN 25 2 50 PM '75 DONNIE S. TAMMERSLEY R.M.C.

1035-255

KNOW ALL MEN BY THESE PRESENTS, that

MABLE BRANCH DUCK

in consideration of One Thousand Two Hundred and no/100 (\$1,200.00) 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 JAMES W. WELCH, JR., his heirs and assigns, forever:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 54 of a subdivision known as Section "A" of Englewood Estates, as shown by a Plat thereof, dated October 1951, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "Y", at Page 140, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Beaumont Drive at rear corner of Lot No. 54 and front corner of Lot No. 53 and running thence along the line of said Lot No. 53, N. 87-30 W. 100 feet to iron pin at back corner of Lot No. 55; thence along the line of said Lot No. 55, S. 2-30 W. 255.1 feet to an iron pin on Evelyn Drive; thence running with the said Evelyn Drive, S. 53-35 E., 95.5 feet to iron pin at curve; thence in a curve, S. 64-25 W. 23.5 feet to iron pin on Beaumont Drive; thence running with the said Beaumont Drive, N. 2-30 E. 297.2 feet to iron pin at point of beginning.

145 404 - 2 - 1 NOTED

This conveyance is subject to all restrictions, see Deed recorded in Deed Book 516, Page 170, RMC Office for Greenville County, S.C., setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed by Walter W. Goldsmith to Mable B. Duck and Ruby Hazel Duck and subsequently conveyed by Mable B. & Ruby Hazel Duck to Charles Lewis Duck. The said Charles Lewis Duck died testate on February 4, 1967 in Greenwood County leaving the above described property to the Grantor, his widow.

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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 grantees, and the grantees' heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantees' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 24th day of June 19 75.

SIGNED, sealed and delivered in the presence of

Lucy Mable Branch Duck (SEAL)  
Lucy Mable Branch Duck

John P. Mann  
Attorney at Law

(SEAL) (SEAL) (SEAL)  
SOUTH CAROLINA NOTARY PUBLIC DOLLAR

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)' 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 24th day of June 19 75

John P. Mann (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/19/79

Attorney at Law

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER UNNECESSARY, WOMAN GRANTOR

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 grantees and the grantees' 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

(SEAL)  
Notary Public for South Carolina  
My commission expires:

RECORDED this JUN 25 1975 at 2:50 P. M. No. 30547  
Re-RECORDED APR 26 1976 at 3:37 P. M. No. 27017

4328 (N-2)