

TITLE TO REAL ESTATE—Prepared by Hayzworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

207 Landwood Ave,
Greenville, S.C. 29607

State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S.C.
MAR 17 2 48 PM '77
STATE DEPARTMENT
REC.

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KNOW ALL MEN BY THESE PRESENTS, That ETHEL SMITH DUNCAN

in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00), love and affection----- Dollars,

to me in hand paid at and before the sealing of these presents by

James W. Duncan and Mildred K. Duncan

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James W. Duncan and Mildred K. Duncan, their heirs and assigns, forever:

All that piece, parcel or tract of land, containing 1 acre, more or less, situate, lying and being on the Northern side of Black Drive, near the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Webb Surveying & Mapping Co., dated February, 1977, entitled "Plat for J. W. Duncan", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 68 at page 4, the following metes and bounds:

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BEGINNING at an iron pin on the Northern side of Black Drive at the Southeastern corner of the premises herein described and property now or formerly of Smith and running thence with the line of the said Smith property N. 31-30 W. 257 feet to an iron pin in the line of other property of the Grantor herein; thence with the line of the said other property of the Grantor herein S. 59-07 W. 170 feet to an iron pin; thence continuing with the line of said other property of the Grantor herein S. 31-30 E. 257 feet to an iron pin on the Northern side of Black Drive; thence with the Northern side of Black Drive N. 59-07 E. 170 feet to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

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This is a portion of the property conveyed to the Grantor herein by deed of W. R. Smith, dated January 12, 1923, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 87 at page 370 on March 14, 1923.

In accepting this deed, the Grantee agrees that upon the demise of the Grantor the premises herein conveyed shall be considered as an advance to the Grantee herein.

-195- 340.4-1-10.2

OUT OF 340.4-1-10

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