

11 Wallace Street, Dunean, Greenville, S. C. GREENVILLE CO. S. C.

TITLE TO REAL ESTATE - Griffin & Howard, 111 Pettigru Street, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MAY 30 11 22 AM '79
DONNIE S. TANKERSLEY
R.M.C.

4328 RV-2

KNOW ALL MEN BY THESE PRESENTS, that Franklin R. Smith and Sandra G. Smith

in consideration of Four Thousand One Hundred Thirty-Seven and 66/100 (\$4,137.66) ----- Dollars,
and assumption of the mortgage recited hereinbelow,
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 Lewis Duncan, Jr. and Dale Duncan, their heirs and assigns:

ALL that lot of land in Greenville County, State of South Carolina, on the western side of
Wallace Street, near the City of Greenville, being shown as Lot No. 91, Section 3 on a plat of
property of Dunean Mills, recorded in Plat Book S at page 175, and described as follows:

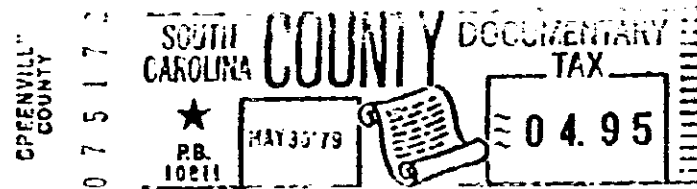
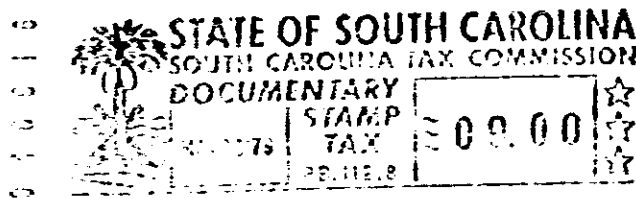
Beginning at an iron pin on the western side of Wallace Street 81 feet north from Kelly Street,
at corner of Lot 92, and running thence with line of said lot, N. 64-22 W. 122.1 feet to iron
pin on the eastern side of a 15 ft. alley; thence with the eastern side of said alley, N.
25-42 E. 79.5 feet to an iron pin, corner of Lot 90; thence with line of said lot, S. 64-22
E. 121.8 feet to iron pin on Wallace Street; thence with the eastern side of said street
S. 25-38 W. 79.5 feet to the beginning corner.

-14-235-108-4-15

This is the same property heretofore conveyed to the Grantors herein by deed from C.H. Cely,
Trustee, dated October 3, 1977 and recorded October 4, 1977 in the RMC Office for Greenville
County in Deed Book 1066 at page 123.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights
of way, if any, appearing of record, on the premises or on the recorded plat, which affect
the property hereinabove described.

Grantees herein agrees to assume and pay the balance due on that certain mortgage given by
the Grantors herein to Collateral Investment Company, dated October 3, 1977 and recorded
October 4, 1977 in the RMC Office of Greenville County in REM Book 1411 page 882 with a
principal balance of \$9,862.34.



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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 26th day of May 19 79.

SIGNED, sealed and delivered in the presence of:

Charles E. Howard (SEAL)

Franklin R. Smith (SEAL)
Sandra G. Smith (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 other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 26th day of May 19 79.

Charles E. Howard (SEAL)
Notary Public for South Carolina
My commission expires: 4-15-81

Joseph H. Francis, Jr.

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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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
26th day of May 19 79.
Charles E. Howard (SEAL)

Sandra G. Smith

Notary Public for South Carolina. 4-15-81
My commission expires:

RECORDED this _____ day of MAY 30 1979 19 _____ at 11:22A. M., No. 35120

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MAY 30 1979
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