

107 Seminole, Simpsonville, SC 29681

TITLE TO REAL ESTATE Offices of Riley and Riley, Greenville, S. C.

VOL 1115 PAGE 652

STATE OF SOUTH CAROLINA } CO. S. C.
COUNTY OF GREENVILLE }
NOV 15 10 58 AM '79

KNOW ALL MEN BY THESE PRESENTS that Boyce A. Duncan and Carol V. Duncan

in consideration of Thirty-one Thousand & No/100 (\$31,000.00)-----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 Fannie S. Byrley, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, on the northern side of Seminole Drive, being shown and designated as Lot 67 on plat of Section 1 of Westwood Subdivision, prepared by Piedmont Engineers and Architects, dated February 5, 1970 and recorded in plat Book 4-F at page 21 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Seminole Drive at the joint front corner of Lots 67 and 68 and running thence with Lot 68, N. 2-46W. 157.3 feet to an iron pin at the joint rear corner of Lots 67 and 68; thence along the rear line of Lot 67, S. 83-00 E. 115 fet to an iron pin at the joint rear corner of Lots 67 and 66; thence with the joint line of said Lots, S. 02-54 E. 156.7 feet to an iron pin on Seminole Drive; thence with said Drive, N. 83-21 W. 115 feet to an iron pin, the point of beginning. (18) 899-574.6-1-122

This being the same property conveyed to the grantors herein by deed of Stephen V. Merchant December 19, 1974, recorded December 20, 1974 in Deed Volume 1012, page 86.

This property is conveyed subject to all restrictions, easements, rights of way and zoning ordinances of record or on the ground affecting said property.

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 12th day of November, 1979.

SIGNED, sealed and delivered in the presence of:

Boyce A. Duncan (SEAL)
Carol V. Duncan (SEAL)
Carol
Fannie S. Byrley
E. P. Riley

STATE OF SOUTH CAROLINA
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 November 1979

Edward P. Riley (SEAL)
Notary Public for South Carolina 8/12/80
My commission expires:

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 12th day of November 1979

Edward P. Riley (SEAL)
Notary Public for South Carolina 8/12/80
My commission expires:

RECORDED NOV 15 1979
RECORDED this day of 19
at 10:58 A.M. 16494

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DEPARTMENT
NOV 15 1979
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