

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

1148-734

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC-3 S.C.
MAY 25 PM '81
BERSLEY

KNOW ALL MEN BY THESE PRESENTS, that I, Sandra R. Duncan (formerly Sandra R. Reynolds)

in consideration of One (\$1.00) love and affection for my husband 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 JIMMIE A. DUNCAN, his heirs and assigns, a one-half interest in and to:

All that lot of land with the buildings and improvements thereon situate on the southeast side of Melvin Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 109 on plat of Section Two of BELMONT HEIGHTS, recorded in the RMC Office for Greenville County, S. C. in plat book CC page 99, and having according to said plat the following metes and bounds to-wit:

Beginning at an iron pin on the southeast side of Melvin Drive at the joint front corner of Lots 108 and 109, and runs thence along the line of Lot 108, S. 65-19 E. 125 feet to an iron pin; thence S. 0-22 E. 68.3 feet to an iron pin; thence S. 27-35 W. 41 feet to an iron pin; thence with the line of Lot 110, N. 57-53 W. 157.8 feet to an iron pin on the southeast side of Melvin Drive; thence along Melvin Drive, N. 27-43 E. 83.8 feet to the beginning corner.

15(155) 388-7-19

This is the same property conveyed to Sandra R. Reynolds by Gary O. Sumner and GeJuan F. Sumner by deed dated August 11, 1969 recorded August 12, 1969 in deed vol 873 page 555 of the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

The grantee herein assumes and agrees to pay a proportionate share of that certain mortgage given by Gary O. & GeJuan F. Sumner to C. Douglas Wilson & Co. June 30, 1969 in the original amount of \$12,900.00 recorded in mortgage book 1130 page 211 of the RMC Office for Greenville County, S. C., on which there remains an approximate balance of \$ 10,813.12.

Grantee's address:

18 Melvin Drive
Greenville, S. C. 29605

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 25 day of MAY, 19 81

SIGNED, sealed and delivered in the presence of:

Sandra R. Duncan (SEAL)
Sandra R. Duncan, formerly Sandra R. Reynolds
Sandra R. Reynolds (SEAL)
Susan L. Mayfield (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 25 day of May 19 81

Sandra R. Hill (SEAL)
Notary Public for South Carolina
My commission expires: 1/31/84
Susan L. Mayfield

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTEE a woman.
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
day of 19

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

RECORDED MAY 25 1981 of 19 at 3:28 P. M. No. 30711

0.734

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