

GRANTEES ADDRESS: Route #5, Box 401-D, Travelers Rest, South Carolina 29690

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GR... S.C.

SEP 9 10 44 AM '81

BOOK 1151 PAGE 771

KNOW ALL MEN BY THESE PRESENTS, that MARGARET M. LANIER and SAMUEL E. LANIER

in consideration of Three thousand eight hundred fifteen and no/100 (\$3,815.00) ----- 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 EVELYN M. DUNCAN and RANDALL C. DUNCAN, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Saluda Township, Greenville County, South Carolina, known as a part of the land conveyed to R.L. Barnett by W.B. Barton, adjoining lands of R.L. Barnett, C.M. Morgan and W.P. Cantrell's Estate, and being more particularly described as follows:

BEGINNING on a hickory, thence running N 55 W 5.00 chains; thence N 15 1/2 E 8.00 chains to center of Beaver Road; thence S 27 E 5.29 chains to iron pin in said road; thence S 15 W 7.0 chains to the beginning corner and containing three and a fifth (3 1/5) acres, more or less.

This conveyance is made subject to an easement given by Beatrice B. Cagle to Myrtle B. Cagle to use a certain well on said premises for the purpose of obtaining water.

ALSO: ALL that certain piece, parcel or tract of land in Saluda Township, Greenville County, South Carolina, about 21 miles from the City of Greenville, on the west side of Buncombe Road, and being Tract No. 1 of the property of R.L. Barnett on plat and survey of same made by W.A. Hester, September 20, 1940, and according to said plat and survey having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on west side of said Buncombe Road at corner of W.P. Cantrell's land, and running thence along said Buncombe Road N 16 1/2 E 3.70 to point at bend in said Buncombe Road at its intersection with another road; thence N 23 W 4.50 along said last mentioned road to a point on said road; thence along road N 36 W 2.00 to bend; thence along road N 36 W 4.27 to iron pin in road; thence S 15 W 7.00 along line of Tract No. 2 of said Barnett property to a hickory X3 on Cantrell's line; thence S 55 E 4.70 to point of beginning on said Buncombe Road, and containing two and one-fourth (2 1/4) acres, more or less, according to said plat and survey.

4 (355) 663.1-1-28.1

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

DERIVATION AS TO BOTH TRACTS: This being the two tracts or lots of property acquired by the Grantors by deed of Eugene Floyd Morgan, et al, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1079, at Page 978 on May 29, 1978.

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 31st day of August, 1981.

SIGNED, sealed and delivered in the presence of:

Carla Blasius
Randall C. Duncan

Margaret M. Lanier (SEAL)
Margaret M. Lanier
Samuel E. Lanier (SEAL)
Samuel E. Lanier (SEAL)

STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
COUNTY OF Johnston

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.

WITNESS to before me this 31st day of August, 1981.

Notary Public for North Carolina
My commission expires 3-11-86

Carla Blasius

STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
COUNTY OF Johnston

RE

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 31st day of August, 1981.

Notary Public for North Carolina
My commission expires 3-11-86

Margaret M. Lanier

RECORDED SEP 9 1981 at 10:44 A.M.

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
SEP-9-81 04.40

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