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TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every coatingent remainder and right of reversion.

And I do hereby bind myself and my , Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said P. J. Simms and Bernice M. Simms for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, against me and my Heirs and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert A. Hammett  
Ruth J. Teal

Randall Blake Duncan (SEAL)  
Randall Blake Duncan (SEAL)

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

Personally appeared before me Ruth J. Teal, who being duly sworn, says that she saw the within named Randall Blake Duncan sign, seal, and as his act and deed, deliver the foregoing instrument for the purpose therein mentioned, and that he with Robert A. Hammett witnessed the execution thereof.

Sworn to before me this 16th day of July, 19 82

Ruth J. Teal  
Witness

Robert A. Hammett  
Notary Public For South Carolina

My Commission expires on date

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