

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's Address:
12 Selma Street
Greenville, SC 29609

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KNOW ALL MEN BY THESE PRESENTS, that I, WILLIE F. DUNCAN

in consideration of TWENTY-SIX THOUSAND AND NO/100 (\$26,000.00) 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 JAMES D. TIMMS AND BERNADINE E. TIMMS, their heirs and assigns

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Selma Street, near the City of Greenville, S.C. and being known and designated as Lot No. 41, on plat of subdivision of Fair Grounds, property of Edgar C. Waldrop, as recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book B, page 171, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Selma Street, which pin is located 350 feet north of the intersection of the northerly side of Gantt Street with the westerly side of Selma Street, said pin also being the joint front corner of Lots 41 and 42, and running thence with the common line of said lots S. 86-04 W., 150 feet to an iron pin; thence N. 3-56 W. 50 feet to an iron pin, joint rear corner of Lots 40 and 41; thence with the common line of said lots N. 86-04 E. 150 feet to an iron pin on the westerly side of Selma Street; thence along the westerly side of Selma Street S. 3-56 E. 50 feet to an iron pin, the point of beginning.

This conveyance is made subject to all easements, restrictions, setback lines, roadways and rights of way, if any, affecting the above described property.

This is the same property conveyed to Wilton H. Duncan by deed of Rex E. Bradley recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 709, page 216 on October 19, 1962. Subsequently Wilton H. Duncan died testate on or about November 3, 1974 leaving the subject property to Willie F. Duncan as can be seen by reference to the records of the Probate Court for Greenville County, Apartment 1359, File 30.

-12-235-171-7-56

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 23 day of May, 19 84

SIGNED, sealed and delivered in the presence of:

Willie F. Duncan (SEAL)
Willie F. Duncan

[Signature] (SEAL)

[Signature] (SEAL)

[Signature] (SEAL)

STATE OF SOUTH CAROLINA
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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 23 day of May 19 84

Diana Hannon (SEAL)
Notary Public for South Carolina

[Signature]

My commission expires 5/4/86

STATE OF SOUTH CAROLINA
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RENUNCIATION OF DOWER
NOT REQUIRED - WOMAN GRANTOR

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
day of 19

[Signature] (SEAL)
Notary Public for South Carolina

My commission expires

(CONTINUED ON NEXT PAGE)

RECORDED this day of 19, at M, No

