

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAR 3 3 20 PM 1952

JULIE FARNSWORTH, R.M.C. Know All Men by These Presents:

That we, Cecil Duncan and Vera B. Duncan in the State aforesaid, in consideration of the sum of ONE THOUSAND TWO HUNDRED SEVENTY EIGHT AND 66/100 DOLLARS, and the assumption of mortgage indebtedness as set forth below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Frank and Etta Ward, their heirs and assigns

ALL that piece, parcel or lot of land situated, lying and being near the City of Greenville, South Carolina on NE/s of Seventh Avenue in a subdivision known as Subdivision of Village Houses, F.W.Poe Manufacturing Company, Greenville, South Carolina, made by Dalton and Neves, Engrs. 1950 and recorded in R.M.C. Office for Greenville County in Plat Book "Y" at pages 26 and 31 inclusive and known as Number 23, Seventh Avenue, and fronting 75' thereon and designated as Lot 1251, Section 1 as shown on said plat.

This deed is made subject to easements and restrictions and is the same lot of land conveyed to us by F.W.Poe Manufacturing Company by deed dated September 15, 1950 and recorded in Volume 420 at page 167, R.M.C. Office for Greenville County, South Carolina.

As a part of the consideration the Grantees herein assume and agree to pay the balance due of \$2,221.34 on a certain mortgage payable to General Mortgage Corporation, Greenville, South Carolina.

Grantees herein to pay taxes for the year 1952.



TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this twenty ninth day of February in the year of our Lord One Thousand Nine Hundred and fifty two

Signed, Sealed and Delivered in the Presence of

Clara Sawery, B.F. Farnsworth

Cecil Duncan, Vera B. Duncan (Seal)

State of South Carolina, Greenville County

Personally appeared before me Clara Sawery

and made oath that She saw the within named grantor(s) Cecil Duncan and Vera B. Duncan written deed, and that She, with B.F. Farnsworth sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this twenty ninth day of February, A. D. 19 52 B.F. Farnsworth (Seal) Notary Public for South Carolina

Clara Sawery

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, B.F. Farnsworth Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Vera B. Duncan wife of the within named Cecil Duncan did this day appear before me, and 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 or persons whomsoever, renounce, release; and forever relinquish unto Frank Ward and Ella Ward, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th day of February, A. D. 19 52 B.F. Farnsworth (Seal) Notary Public for South Carolina

Vera B. Duncan

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 3rd day of March 1952 at 3:20 P. M., No. 5232

151-8-3