

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JUL 16 5 1954

Know All Men by These Presents:

That I, James L. Duncan, in the State aforesaid, in consideration of the sum of Forty-Six Hundred Fifty-Seven and 37/100 (\$4657.37) DOLLARS, and assumption of mortgage set out 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 Alvin J. Duncan and Eunice Mae Duncan, their heirs and assigns forever:

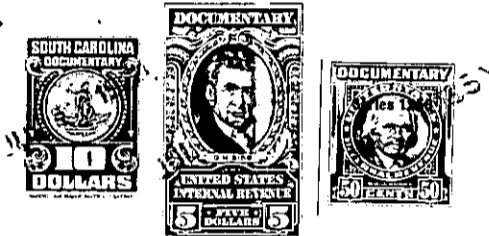
All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, Greenville Township, being known and designated as Lot 171 as shown on a revised plat No. 5 of Sans Souci Heights recorded in Flat Book "BB" at Page 91, and being more particularly described according to a recent survey prepared by C. C. Jones as follows:

BEGINNING at an iron pin in the northern side of Langston Drive which pin is 142 feet east of the intersection of Langston Drive at Merriweather Street and the joint front corner of Lots 171 and 172 and running thence with Langston Drive N. 65-52 E. 70 feet to an iron pin corner of Lot 170; thence with the line of said Lot N. 21-06 W. 154 feet to an iron pin; thence S. 68-54 W. 70 feet to an iron pin rear corner of Lot 172; thence with the line of said S. 21-06 E. 157.8 feet to the point of beginning.

Being the same premises conveyed to the grantor by Ben F. Perry by deed recorded in Deed Book 498 at Page 466.

As a part of the consideration for this deed the grantees assume and agree to pay a balance due of \$5092.62 on a mortgage held by D. E. Galway, recorded in Book of Mortgages 597 at Page 246.

Grantees are to pay 1954 taxes.



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 16th day of July in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

Belton O. Thomas, Jr. (Seal)
Margaret Loftis (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Belton O. Thomas, Jr. Margaret Loftis

and made oath that s he saw the within named grantor(s) James L. Duncan sign, seal and a his act and deed deliver the within written deed, and that she, with E. M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 16th day of July, A. D. 1954. Notary Public for South Carolina

[Signature]

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, E. M. Blythe, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. E. Virginia Duncan wife of the within named James L. 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 Alvin J. Duncan and Eunice Mae Duncan, their Heirs and Assigns, all her interest and estate, and also 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 16th day of July, A. D. 1954. Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 16th day of July 1954, at 5:22 P.M., M., No. #15867

10-1