

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

AUG 19 3 27 PM '60

Know All Men by These Presents:

That we, JOHN M. DUNCAN and MARTHA W. DUNCAN in the State aforesaid, in consideration of the sum of Four Hundred and no/100 - - - - - DOLLARS, and assumption of mortgage referred to 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 JOHN C. DuBOSE, JR., AND JOAN M. DuBOSE, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, in Greenville County, S. C., on the Northerly side of Douglas Drive, being shown as Lot 7 on plat of Country Club Estates prepared by Dilton & Neves in October 1926, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, pages 190-191. and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northerly side of Douglas Drive, joint front corner of Lots 6 and 7; thence along joint line of said lots, N. 23-30 W. 150 feet to an iron pin; thence N. 66-30 E. 50 feet to an iron pin; thence along the joint line of Lots 8 and 7, S. 23-30 E. 150 feet to an iron pin on the northerly side of Douglas Drive; thence along the Northerly side of said Drive, S. 66-30 W. 50 feet to the point of beginning.

The grantees herein assume and agree to pay the balance due on that mortgage given by John M. Duncan and Martha W. Duncan to the Western and Southern Life Insurance Company, in the original amount of \$8,900.00, dated October 14, 1959, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 805, page 501.

This is the same property conveyed to the grantors herein by deed of Bertha S. Williamson, dated October 14, 1959, recorded in the RMC Office for Greenville County, S. C., in Deed Book 536, page 340.

Grantees to pay 1960 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) hands and seals this 19th day of August in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of
M. B. Burchfield
Patrick C. Fant
Martha W. Duncan (Seal)
John M. Duncan (Seal)
South Carolina Documentary Seal
South Carolina Documentary Seal

State of South Carolina, } Personally appeared before me M. L. Burchfield
Greenville County }

and made oath that she saw the within named grantor(s) John M. Duncan and Martha W. Duncan sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 19th day of August A. D. 1960
Patrick C. Fant (Seal)
Notary Public for South Carolina
M. L. Burchfield

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County } I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha W. Duncan wife of the within named John M. 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 John C. DuBose, Jr. and Joan M. DuBose 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 19th day of August A. D. 1960
Patrick C. Fant (Seal)
Notary Public for South Carolina
Martha W. Duncan

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 19th day of August 1960 at 3:27 P.M., No. #5066
208-4-36