

1105-251

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

For Title Conditions See Affidavit

Page 1205

WHEREAS, Grace Lee Henson Duncan and her son, Thurman J. Duncan, Sr., were owners of a tract of land known as Lot 4 of the Subdivision of W. A. Hood home tract shown on plat prepared by W. R. Morrow, and

WHEREAS, Grace Duncan died testate in 1983 owning an undivided one-half (1/2) interest in said property as will appear from her estate probated in Apartment 1741, File 13 in the Office of the Probate Judge for Greenville County, and

WHEREAS, Grace Lee Duncan by her Will devised her interest in said property to her following named children, share and share alike: MARGARET E. DELL, CAROLYN E. COX, LOUISE SOUTHERN, PAUL L. DUNCAN, JERRY M. DUNCAN, THURMAN J. DUNCAN, SR., DOUGLAS M. DUNCAN, WAYNE D. DUNCAN AND MELVIN C. DUNCAN, who predeceased her in 1979 as will appear from his estate in Apartment 1570 File 19 in the Office of the Probate Judge for Greenville County, and

WHEREAS, said Will of Grace Duncan provided for the child or children of a predeceased child to take the share of the predeceased parent and said Melvin C. Duncan was survived by his five (5) children: Marina Duncan McAbee, Danny Duncan, Teresa Betty Jean Duncan Stover, Wanda Duncan Craig and Troy Duncan, and

WHEREAS, the marital status of the male members of the family is as follows: Paul L. Duncan is married to Ruth Duncan; Jerry M. Duncan is married to Florence Duncan; Thurman J. Duncan, Sr. is married to Faye Duncan; Douglas M. Duncan is married to Brenda Duncan; Wayne D. Duncan is married to Jane Duncan; Danny Duncan is married to Lynn Duncan and Troy Duncan is legally divorced and has not remarried, and

WHEREAS, Hargrove Bowles, III has offered to purchase said property from the above listed owners,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the above listed owners, in consideration of Nine Thousand Two Hundred Fifty and no/100 (\$9,250.00) Dollars, and other valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto HARGROVE BOWLES, III, his heirs and assigns, forever:

ALL their right, title and interest in and to the following property:

ALL that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina known as Lot No. 4 of the sub-division of W. A. Hood home tract shown by a plat made by W. P. Morrow having the following metes and bounds and courses and distances.

BEGINNING on a stake on the Henson line and running thence N. 34 1/2 W. 14.10 to a stake on the branch; thence S. 34 W. 2.50 to a bend in the branch; thence S. 86 W. 1.20 to a bend; thence S. 77 W. 1.50 to a stake on Lot No. 5; thence with Lot No. 5, S. 34 1/2 E. 15.50 to a stake on the Henson line; thence N. 39 1/2 E. 5.50 to the beginning corner. Containing seven and four tenth (7.40) acres, more or less. Joined by lands of Lot Nos. 1, 3, and 5 of the said divisions.

8(37) 521.2-1-6

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This being the same property conveyed to Grace Lee Henson Duncan and Thurman J. Duncan, Sr., by deed of Josephine H. Talley recorded August 19, 1968 in Deed Book 850 at Page 469 in the R.M.C. Office for Greenville County.

Grantee's Address: Post Office Box 10708  
Greenville, S.C. 29603

This deed is being recorded simultaneously with deeds of Teresa Duncan Stover and Troy Duncan, which deeds were executed separately since they are out of state.

(CONTINUED ON NEXT PAGE)

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SOUTH CAROLINA  
COUNTY DOCUMENTARY TAX  
210.45  
AUG 26 1983

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