

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Lillie A. Hodgens

in the State aforesaid, in consideration of the sum of Twenty Five Hundred (\$2500.00) Dollars

to me paid by W. L. Duncan

in the State aforesaid, 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 W. L. Duncan all that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina.

known as a part of J. T. Hodgens Estate according to the Will of the said J. T. Hodgens adjoining lands of Aug. W. Smith and associates and J. M. and T. T. Hodgens, and having the following metes and bounds, to wit:

BEGINNING on iron pin in road thence running S. 28 3/4 W. 1.97 chains to an iron pin in said road; thence N. 73 W. 8.80 to an iron pin; th. N. 22 E. 5.00 to a pin; thence S. 71 1/2 E. 6.35 to iron pin; thence S. 27 W. 1.38 to iron pin; thence S. 73 E. 2.80 chains to the beginning corner and containing four (4) acres, more or less.

Excepted from this description is a one-fourth acre conveyed by me to J. W. Vest by deed recorded in Deed Book 246, at Page 296, R. M. C. Office for Greenville County.

The above land was devised to me by my father, J. T. Hodgens by his Will on file in the Probate Court Office in Apartment 245, File 3.

The above described land is the same conveyed to me by W. T. Hodgens, T. T. Hodgens, Fannie Phillips and J. M. Hodgens on the 2rd day of October 19 29, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 133 Page 242

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 premises before mentioned unto the said

W. L. Duncan, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said

W. L. Duncan, his heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 1st day of December in the year of our Lord one thousand nine hundred and forty-four

Signed, sealed and Delivered in the Presence of Lillie A. Hodgens (SEAL)
H. K. Townes (SEAL)
Mollie F. Wood (SEAL)

S. C. Stamps Cancelled, \$ 5 and 00 Cents.
U. S. Stamps Cancelled, \$ 2 and 75 Cents.

STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me Mollie F. Wood **PROBATE**
Lillie A. Hodgens

and made oath that she saw the within named her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with H. K. Townes witnessed the execution thereof.

SWORN to before me, this 1st day of December 1944 } Mollie F. Wood
H. K. Townes (L. S.) }
Notary Public, S. C.

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, _____, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ 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 the within named _____

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 _____ day of _____ Anno Domini, 19____ (L. S.)
Notary Public, S. C.

Recorded December 1st 19 44 at 12:44 o'clock P. By: M.R.