



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, WILLIAM F. DUNCAN in the State aforesaid,
in consideration of the sum of One Thousand and no/100 (\$1,000.00) ----- DOLLARS,
and subject to mortgage
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
ELAINE D. CHILDERS, her heirs and assigns

All that piece, parcel or lot of land with the building and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 57, Map No. 2, SANS SOUCI HEIGHTS, as per plat thereof, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "Z" page 53, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the northwest intersection of Earnshaw Avenue and Senator Pettus Avenue, and running thence along Earnshaw Avenue, N. 35-35 E. 60 feet to an iron pin, joint front corner of Lots Nos. 57 and 58; thence S. 59-05 W. 108.2 feet to an iron pin, joint rear corner of Lots Nos. 57 and 58; thence S. 35-13 E. 60 feet to an iron pin on Senator Pettus Avenue; thence along Senator Pettus Avenue, N. 59-05 E. 108.7 feet to an iron pin, the point of beginning.

This lot is conveyed subject to mortgage given by the grantor to C. Douglas Wilson & Co. recorded in the R.M.C. Office for Greenville County in Mortgage Volume 613 at page 291, on which there is a balance due of \$8,201.40.

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 her 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 15 day of April in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Signed, Sealed and Delivered in the Presence of

W. W. Wilkins
Joy H. Surrett

William F. Duncan (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Toy H. Surrett

and made oath that he saw the within named grantor(s) William F. Duncan
written deed, and that he, with W. W. Wilkins sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 15 day of April, A. D. 1957
W. W. Wilkins (Seal)
Notary Public for South Carolina

Joy H. Surrett

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Etta D. Duncan wife of the within named William F. 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 Elaine D. Childers, and her 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 15 day of April, A. D. 1957
W. W. Wilkins (Seal)
Notary Public for South Carolina

Etta D. Duncan

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____
Recorded this 16th day of April 1957, at 10:30 A. M., No. 9043

439-7-3