

STATE OF SOUTH CAROLINA, FEB 1 10 48 AM 1958

GREENVILLE COUNTY OLLIE FAIRFIELD NORTH
R.M.C. Know All Men by These Presents:

That NORVIN C. DUNCAN, JR. in the State aforesaid.
in consideration of the sum of Three Thousand Four Hundred Forty-Eight And 90/100----- DOLLARS,
and assumption of mortgage described 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 AUGUST H. BALZ and CORNELIA C. BALZ, their Heirs and Assigns,

All that piece, parcel, or lot of land, with the buildings and improvements thereon, situate, lying, and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as the major portion of Lot 79, Section 1, Lake Forest Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, page 17, and having according to said plat, and according to plat of property of Norvin C. Duncan, Jr., made by R. K. Campbell, Engineer, November 7, 1955, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Lake Fairfield Drive, joint front corner Lots 79 and 80; and running thence along Lake Forest Drive S. 54-14W. 95 feet to an iron pin; thence through Lot 79 N. 35-01 W. 170.1 feet to an iron pin; thence N. 51-0 E. 14.9 feet to an iron pin; thence N. 59-24 E. 93 feet to an iron pin; joint rear corner lots 79 and 80; thence S. 29-46 E. 169.3 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the Grantees agree to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance due of \$14,551.10, said mortgage is recorded in Mortgages Volume 658, page 127.

This is the major portion of the property described in Deed recorded in Deeds Volume 538 at page 344.

Grantees to pay 1958 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 1st day of February in the year of our Lord One Thousand Nine Hundred and Fifty Eight.

Signed, Sealed and Delivered in the Presence of

Marjorie A. Hill
Edward Ryan Hamer

Norvin C. Duncan, Jr. (Seal)
(Seal)



State of South Carolina, Greenville County

Personally appeared before me Marjorie A. Hill

and made oath that she saw the within named grantor(s) Norvin C. Duncan, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 1st day of February, A.D. 1958
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Marjorie A. Hill (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER
I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eunice Frances Duncan wife of the within named Norvin C. Duncan, Jr. 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 August H. Balz and Cornelia C. Balz, 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.

Under my hand and seal this 1st day of February, A.D. 1958
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Eunice Frances Duncan (Seal)

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 1st day of February 1958, at 10:48 A.M., No. 2611

277-2-81