

FEB 21 12 33 PM '61

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, ERNEST A. DUNCAN in the State aforesaid, in consideration of the sum of One Dollar and assumption of the 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 RAY B. TIMMERMAN, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 80 and 81 on Plat of property of Ernest A. Duncan, said plat being recorded in the R.M.C. Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Wilson Street, joint front corner of Lots 79 and 80, said iron pin being 150 feet from the intersection of Wilson Street and Keith Street; and running thence along Wilson Street, N. 71-20 E., 100 feet to an iron pin, joint front corner of Lots 81 and 82; thence N. 18-40 W., 160 feet to an iron pin, joint rear corner of Lots 81 and 82; thence S. 71-20 W., 100 feet to an iron pin, joint rear corner of Lots 79 and 80; thence S. 18-40 E., 160 feet to an iron pin, the point of beginning. The above plat is recorded in Plat Book UU, at Page 159.

As a part of the consideration for this deed, the grantee assumes and agrees to pay the balance due on that mortgage given by Analane C. Gibson to C. Douglas Wilson & Co., dated December 23, 1960, in the original amount of \$9650.00, recorded in Mortgage Book 845, Page 513.

THIS is the same property conveyed to the grantor by deed of Analane C. Gibson, dated December 23, 1960, recorded in Deed Book 665, Page 210.

Grantee to pay 1961 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 his 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 31st day of January in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of Mildred R. Turner, Patrick C. Fant, Ernest A. Duncan, Patrick C. Fant

State of South Carolina, Greenville County Personally appeared before me Mildred R. Turner

and made oath that she saw the within named grantor(s) Ernest A. Duncan sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 31st day of January, A. D. 1961 Notary Public for South Carolina Mildred R. Turner

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

unto all whom it may concern, that Mrs. Julia W. Duncan wife of the within named Ernest A. 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 Ray B. Timmerman, his 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 31st day of January, A. D. 1961 Notary Public for South Carolina Patrick C. Fant Julia W. Duncan

Cancelled documentary stamps attached: S. C. \$ U. S. \$ P. 20805 Recorded this 21st day of February 1961 at 12:33 M. No.

229-1-35436