

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, WILLIAM B. DUCKER in the State aforesaid, in consideration of the sum of Six Thousand Five Hundred (\$6,500.00) DOLLARS, 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 RONALD W. TIMMS, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Beth Drive (formerly Elizabeth Drive), near the City of Greenville, in Greenville County, S. C., shown as Lot No. 41 on plat of North Sunset Hills, made by Dalton & Neves, Engineers, July 1941, recorded in the RMC Office for Greenville County, S. C. in Plat Book L, at page 92, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Beth Drive, at joint front corner of Lots Nos. 40 and 41, and running thence with the line of Lot No. 40, N. 38-51 W. 153.4 feet to an iron pin on the Northwest edge of a 5-foot strip reserved for utilities; thence along the Northwest edge of said strip reserved for utilities, N. 43-22 E. 62 feet to an iron pin at joint rear corner of Lots Nos. 41 and 42; thence with the line of Lot No. 42, S. 38-17 E. 164 feet to an iron pin on the Northwest side of Beth Drive; thence with the Northwest side of Beth Drive, S. 53-03 W. 60 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of Alta McDowell Mahoney, dated April 21, 1961, recorded in the RMC Office for Greenville County, S. C. in Deed Book 676, page 18.

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.

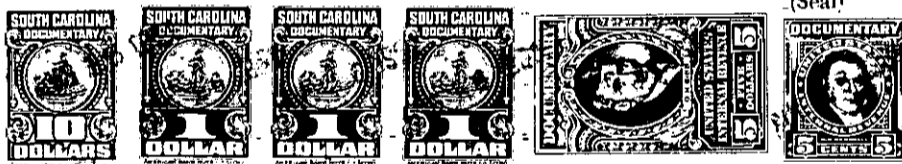
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs 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 16th day of August in the year of our Lord One Thousand Nine Hundred and sixty one

Signed, Sealed and Delivered in the Presence of William B. Ducker (Seal)

Mildred R. Turner (Seal)

Patrick C. Fant (Seal)



State of South Carolina, Greenville County

Personally appeared before me Mildred R. Turner

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

Sworn to before me this 16th day of August, A. D. 19 61 Patrick C. Fant (Seal) 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. Irene D. Ducker wife of the within named William B. Ducker 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 Ronald W. Timms, 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 16th day of August, A. D. 19 61 Irene D. Ducker (Seal) Patrick C. Fant (Seal)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 16th day of August 19 61 at 2:47 P.M., No. #4458

173-2-5-7