

State of South Carolina } 2 23 PM 1963

Greenville } COUNTY

Know All Men by These Presents:

That I, Heyward E. Duncan,

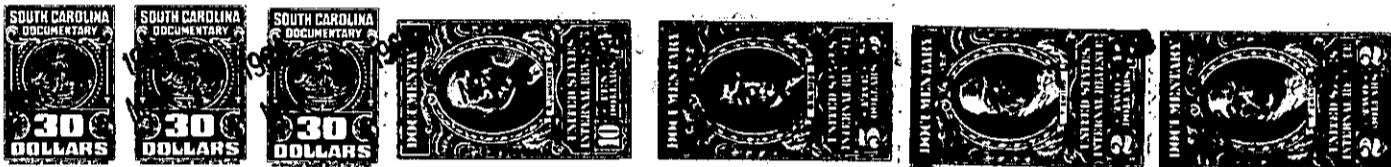
in consideration of the sum of Forty-five Thousand (\$45,000.00) - - - - - DOLLARS,

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 grantee(s) James H. Benson and W.S. Benson and their heirs and assigns forever:

All that certain parcel or lot of land situated on the east side of North Main Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being a portion of the Hattie Cannon Glenn Estate as shown on a plat thereof recorded in Plat Book FF, page 367, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the northwestern corner of property now or formerly of Dr. Frank Woodruff, which iron pin is located on the eastern side of North Main Street and running thence along North Main Street, S. 33-50 W. 70 feet to a point on the sidewalk on the eastern side of North Main Street (a stake is located S. 57-23 E. 4.7 feet from the said point on sidewalk); and running from said point on sidewalk, S. 57-23 E. 259.4 feet to a stake; thence N. 31-30 E. 70 feet to an iron pin at corner of Woodruff property; thence along the Woodruff line, N. 57-23 W. 255.1 feet to the point of beginning.

This is the same property conveyed to Heyward E. Duncan by T.J. Glenn by deed recorded in Deed Book 449, page 207, R.M.C. Office for Greenville County.



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 4th day of March in the year of our Lord One Thousand Nine Hundred and Sixty - three.

Signed, Sealed and Delivered in the Presence of  
Doris Carpenter (Seal)  
Ansel M. Hawkins (Seal)  
Heyward E. Duncan (Seal)



State of South Carolina }  
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Personally appeared before me Doris Carpenter

and made oath that he saw the within named grantor(s) Heyward E. Duncan

deliver the within written deed, and that he, with Ansel M. Hawkins sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 4th day of March, A. D., 1963  
Ansel M. Hawkins (Seal)  
Notary Public for South Carolina

Doris Carpenter

State of South Carolina }  
Greenville } COUNTY

RENUNCIATION OF DOWER

I, Ansel M. Hawkins, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Thelma H. Duncan wife of the within named Heyward E. 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 James H. Benson and W.S. Benson and 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.

GIVEN under my hand and seal this 4th day of March, A. D., 1963  
Ansel M. Hawkins (Seal)  
Notary Public for South Carolina

Thelma H. Duncan

Cancelled documentary stamps attached: S. C. \$; U. S. \$  
Recorded this 7th day of (CONTINUED ON NEXT PAGE) 196, at M, No.

-285- 629-11-16