

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } JUL 11 9 26 AM 1963  
OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, John R. Taylor & Pat J. Taylor, of State & County aforesaid

in consideration of Nine Hundred and Fifty Dollars -----(\$950.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Charles Junior Duncan & Carolyn Ward Duncan, their heirs and assigns forever;

All that piece, parcel or lot of land, situate in Paris Mountain Township, Greenville County, State of South Carolina, known as Lot # 28, Rockview Heights Subdivision, of Property of Joe A. Phillips, Recorded in R. M. C. Office for Greenville County in Plat Book AA Page 179 and Plat Book BB Page 189. This being a part of the property conveyed to Grantors, John R. and Pat J. Taylor by Deed of Joe A. Phillips, Recorded in R. M. C. Office for Greenville County in Book 660, page 298. See also Book 429 Page 105. Said Lot # 28 sold subject to the Covenant of Restrictions and the amended Covenant as recorded in Book 446 page 5, and Book 480 page 7, R. M. C. Office for Greenville County, and according to said Plat, this lot No. 28 has the following Metes and Bounds to Wit:

"Beginning on a iron pin on the Northwest side of Lavonia Avenue and running thence N. 55 - 30 E. 100 feet with Right-of-way of Lavonia Avenue to iron pin; thence N. 38 - 30 W. 165 feet to iron pin; thence S. 55 - 30 W. 100 feet to iron pin; thence S. 38 - 30 E. 165 feet to the beginning corner," more or less.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 16th day of May 1963

SIGNED, sealed and delivered in the presence of:

*John R. Taylor* (SEAL)  
*Pat J. Taylor* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Subscribed to before me this 16th day of May 1963.

*Joe A. Phillips* (SEAL)  
Notary Public for South Carolina.  
*Peggy R. Patterson*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of May 1963.  
*Joe A. Phillips* (SEAL)  
Notary Public for South Carolina.

RECORDED this 11th day of July 1963 at 9:26 A. M. No. #1491

310. 469 - 4 - 3