

State of South Carolina } 10 11 AM 1965

GREENVILLE COUNTY } CLERK OF COURTS

Know All Men by These Presents:

That I, Mrs. Hester Duncan, in the State aforesaid, DOLLARS, in consideration of the sum of Three Dollars, love and affection,

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 Benton Duncan, his Heirs and Assigns forever,

All of that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the City of Greer, S. C., lying on the east side of South Trade Street, being a part of the same property conveyed to me by deed from S. G. Brice September 26th 1936, recorded in the office of the R. M. C. for Greenville County in Deed Book 187 at page 179, and being shown as Lot No. 3 on Plat of Property of Mrs. Hester Duncan, made by H. S. Brockman, Surveyor, April 23rd 1965, and having the following courses and distances, to wit:-

Beginning on an iron pin on the east margin of South Trade Street, joint corner of Lots Nos. 2 and 3, and runs thence with the east margin of South Trade Street, S. 15-30 E. 76 feet to an iron against the curb of the said street, corner of lands formerly of Westmoreland; thence N. 89-15 E. 221.7 feet to an iron pin; thence N. 15-06 W. 75 feet to an iron pin, joint corner of Lots Nos. 2 and 3; thence with the common line of Lots Nos. 2 and 3, S. 89-32 W. 222.5 feet to the beginning corner. (this description includes a 50 foot lot previously conveyed to James Benton Duncan)

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 24th day of April in the year of our Lord One Thousand Nine Hundred and Sixty Five

Signed, Sealed and Delivered in the Presence of Mary Earl Brockman, H. S. Brockman

Hester Duncan (Seal), (Seal), (Seal), (Seal), (Seal)

State of South Carolina } Greenville COUNTY } Personally appeared before me Mary Earl Brockman and made oath that she saw the within named grantor(s) Mrs. Hester Duncan sign, seal and as her act and deed deliver the within written deed, and that she, with H. S. Brockman witnessed the execution thereof. Sworn to before me this 24th day of April, A. D., 1965. H. S. Brockman (Seal) Notary Public for South Carolina. Mary Earl Brockman (Seal)

State of South Carolina } NO RENUNCIATION OF DOWER } COUNTY } I, WOMAN GRANTOR } Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 1965. Notary Public for South Carolina

Part of 61-6-6 (Lot 3) out of 61-6-7 -285-