

TITLE TO REAL ESTATE-Prepared by RAINEX, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE COUNTY R. M. C.

County Stamps Paid \$2.20 See Act No.380 Section 1

That WE, JACK RICHARD DUNCAN, JR. AND DOROTHY G. DUNCAN

Know All Men by These Presents:

in consideration of the sum of One Thousand Seven Hundred Forty Nine & 44/100 DOLLARS (\$1,749.44) 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 LOUIE BRYAN KING, JR., His Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of James Drive near the City of Greenville in Greenville County, S. C., being shown as Lot 11 on Plat of Orderest Park, recorded in the RMC Office for Greenville County, S. C., in Plat Book S, Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of James Drive at the joint front corner of Lots 10 and 11 and runs thence along the line of Lot 10, N. 8-16 W. 160 feet to an iron pin; thence S. 81-44 W. 65 feet to an iron pin; thence along the line of Lot 12, S. 8-16 E. 160 feet to an iron pin on the North side of James Drive; thence along James Drive, N. 81-44 E. 65 feet to the beginning corner.

This is the same property conveyed to us by deed of Dorsey Casey Berfield, dated November 3, 1967, recorded in the RMC Office in Deed Book 832, Page 199.

The grantee herein assumes and agrees to pay that mortgage given by the grantors to C. Douglas Wilson & Co., in the original amount of \$10,500.00 dated November 3, 1967, recorded in Mortgage Book 1075, Page 473, RMC Office for Greenville County, S. C., on which there remains unpaid a principal balance of \$10,280.56.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

Grantee to pay 1969 taxes.

Grantee assumes and agrees to pay that sewer assessment due Gantt Water & Sewer District in the amount of \$225.00.

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 27th day of August in the year of our Lord One Thousand Nine Hundred and sixty nine

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Jane King and Charles C. Fayssoux

Sealed signatures of Jack R. Duncan Jr. and Dorothy G. Duncan



State of South Carolina,

Greenville County

Personally appeared before me

Jane King

and made oath that s he saw the within named grantor(s) Jack Richard Duncan, Jr. and Dorothy G. Duncan deliver the within written deed, and that she with Charles C. Fayssoux sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 27th day of August, A. D. 19 69

Notary Public for South Carolina My Commission expires: Jan-1-70

Handwritten signature of Jane King

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Frank E. Collins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dorothy G. Duncan wife of the within named Jack Richard Duncan, Jr. 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 Louie Bryan King, Jr.

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 28th day of August, A. D. 19 69

Notary Public for South Carolina My Commission expires: Jan-1-70

Handwritten signature of Dorothy G. Duncan

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 28th day of August 19 69, at 12:29 P. M., No. #5026

Vertical handwritten number 159-366-115