

TITLE TO REAL ESTATE— Offices of HILL, JAMES, LONCLOFF & WYATT, Attorneys at Law, 100 Williams St. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 27 1972
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that John H. Duncan, Jr. individually, and Kenneth D. Duncan, as Executor of the Estate of Juanita Duncan

in consideration of Twelve Thousand, Seven Hundred and Fifty and No/100 (\$12,750.00)-----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 Lois G. Leppard

ALL that piece, parcel, or lot of land situate, lying and being on the northerly side of Carey Street (formerly Croft Street) in the City of Greenville, County of Greenville, State of South Carolina, known and designated as lot #T-7 on a plat of property of C.H. Talley, recorded in the R.M.C. office for Greenville County in Plat Book H at page 116 and having the following metes and bounds to-wit:

BEGINNING at a stake on the northerly side of Carey Street, 200 feet east from Bennet Street, at the corner of lot #T-8 and running thence with the line of said lot N. 19-30E., 114 feet to a stake at the corner of lot #T-14, thence with the line of said lot S-70-30E., 50 feet to a stake at the corner of lot #T-6 thence with the line of said lot S-19-30 W., 114 feet to a stake on Carey Street; thence with the northern side of said street N. 70-30W., 50 feet to point of beginning.

This being the same property conveyed to John H. Duncan by deed of Elizabeth D. Smith dated March 22, 1957, and recorded in the R.M.C. office for Greenville County in deed book 574, page 7. John H. Duncan died intestate (see probate, Apt. 1076, File 7) leaving as his sole heirs at law John H. Duncan, Jr., and Juanita Duncan. John H. Duncan, Jr. conveyed his one-half interest to Juanita Duncan (see Deed Book 892, page 75.) Juanita Duncan died testate (see probate, Apt. 1191 File 14) leaving as the sole heir, by Will, John H. Duncan, Jr.

THIS conveyance is made subject to all easements, restrictions, and rights of way of record, if any.

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 27th day of March 1972

SIGNED, sealed and delivered in the presence of:

James M. Ritchie Witness 1.
Clifford A. Sheard Witness 2.

John F. Wyatt
Wanda D. Lindell

John H. Duncan, Jr. (SEAL)
Kenneth D. Duncan (SEAL)
as executor of the Estate of Juanita Duncan

(SEAL)
Greenville County
Stamps (SEAL)
Paid \$ 12,750.
Act No. 380 Sec. 1

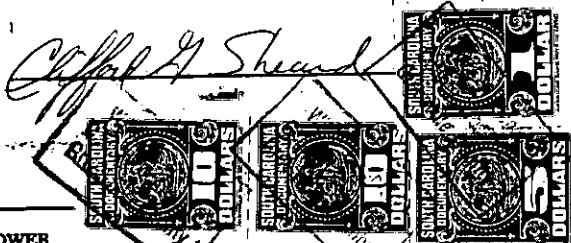
STATE OF MASSACHUSETTS
COUNTY OF Hampden

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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of February 1972

Robert Dawson (SEAL)
Notary Public for Massachusetts, Hampden County
My Commission Expires May 7, 1976



STATE OF MASSACHUSETTS
COUNTY OF Hampden

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 25th day of February 1972

Robert Dawson (SEAL)
Notary for Massachusetts, Hampden County
My Commission Expires May 7, 1976

Janet Bean Duncan

RECORDED this _____ day of _____ 19____ at _____ M. No. _____

(Continued on next page)

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