

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Book 2117
PAGE 569

994

KNOW ALL MEN BY THESE PRESENTS, that

I, James Benton Duncan,

in consideration of Ten Dollars, love and affection,

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 Harry Douglas Duncan and Ruth S. Duncan, their 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 as conveyed to Hester Duncan 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 pin 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, the 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.

-285-61-6-6

This being the same tract of land as conveyed to the Grantor herein by deed from Mrs. Hester Duncan, said deed being duly recorded in the Office of R.M.C. for Greenville County in deed book 772 at page 569."

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 25 day of February 19 74

SIGNED, sealed and delivered in the presence of

James Benton Duncan (SEAL)

James J. Wilson
John M. Bellman

(SEAL)
(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.

SWORN to before me this 25 day of February 19 74

John M. Bellman (SEAL)
Notary Public for South Carolina

Jeanne S. Wilson

My commission expires 11/2/81

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER - Grantor Single

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of February 19 74

(SEAL)

Notary Public for South Carolina.

My commission expires

21171

RECORDED this day of February 1974, at M., No.

INDEXED

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