

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY

20 22 1974

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KNOW ALL MEN BY THESE PRESENTS that I, WILLIAM B. DUCKER,

in consideration of TWENTY-EIGHT THOUSAND AND NO/100 (\$28,000.00) ----- 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 EARL D. GRUBBS, his heirs and assigns forever,

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 32 of Section B of subdivision known as Elletson Acres according to survey thereof made by Jones & Sutherland, April 4, 1958, and recorded in the RMC Office for Greenville County in Plat Book QQ, page 5, and having the following metes and bounds:

BEGINNING at iron pin on Southeastern side of Lowndes Avenue, joint front corner of Lots 31 and 32; thence along joint line of said lots S. 45-30 E. 188 feet to iron pin; thence along same course 15 feet to center of small creek; thence along center of said creek which is the property line to joint corner of Lots 32 and 33 and running thence N. 44-57 W. 15 feet to iron pin (which iron pin is S. 16-57 W. 96.2 feet from iron pin located at joint rear corner of Lots 31 and 32); thence N. 44-57 W. 233.3 feet to iron pin on Southeastern side of Lowndes Avenue, joint front corner of Lots 32 and 33; running thence along the Southeastern side of Lowndes Avenue N. 44-57 E. 85 feet to point of beginning.

This property is sold subject to recorded restrictions, easements, rights of way and reservations and particularly to those recorded in Vol. 599, page 143, pertaining to Section B of Elletson Acres. 519-1731-E-26-57

ALSO: ALL that piece, parcel or strip of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of Lot 31 on Plat of Elletson Acres, Section B, said plat being recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 5, and having according to plat made by C. C. Jones, Engineer, August, 1961, the following metes and bounds, to wit:

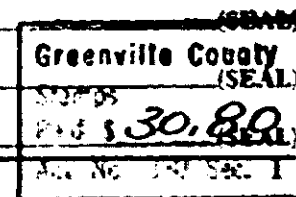
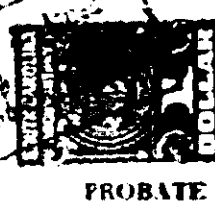
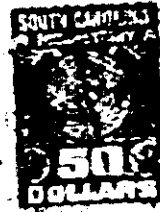
BEGINNING at iron pin on southwesterly side of Lowndes Avenue, joint front corner Lots 31 and 32 and running thence S. 45-03 E. 188 feet to iron pin; thence N.46-26 W. 168 feet to iron pin on Lowndes Avenue; thence along Lowndes Avenue S. 44-57 W. 4.5 feet to an iron pin, the point of beginning, and being triangular in shape.

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 27 day of February, 1974

SIGNED, sealed and delivered in the presence of

Berardine Field
Julius E. John



William B. Ducker (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 27 day of February 1974

Julius E. John (SEAL)
Notary Public for South Carolina

Berardine Field

My commission expires July 14, 1977

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of February 1974

Julius E. John (SEAL)
Notary Public for South Carolina

William B. Ducker

My commission expires July 14, 1977

RECORDED this day of FEB 28 1974 at M., No. 21424

RECEIVED

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