

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
JUL 21 10 25 AM '74

VOL 1005 PAGE 309

DONNIE S. TAYLOR-EROLEY
S.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Clarence Roy Fortner (also known as C. R. Fortner),
an unmarried man,

in consideration of Two Thousand and 00/100-----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 James B. Ducker, Jr. and Sylvia B. Ducker, their heirs and assigns forever.

All that piece, parcel or lot of land in the County of Greenville, State of
South Carolina, being known and designated as Lot Number 232 of Augusta Acres,
a plat of which is recorded in the RMC Office for Greenville County, South
Carolina in Plat Book S, Page 201, and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Churchill Circle at the joint
front corner of Lots Numbers 231 and 232 and running thence along the joint line
of said lots, S. 5-40 W. 191.1 feet to an iron pin; thence along the line of
Lot Number 253 S. 29-50 E. 50 feet to an iron pin; thence along the joint line of
Lots Numbers 232 and 233, N. 42-38 E. 210.4 feet to an iron pin in the line of
Churchill Circle; thence along the southern side of Churchill Circle, as follows:
N. 51-37 W. 53 feet to an iron pin, N. 59-52 W. 50 feet to an iron pin, and
N. 71-38 W. 67 feet to the point of beginning.

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The property herein conveyed is the same property conveyed to the grantor and
Geraldine Fortner by deed of Marsonen, Inc. on October 17, 1958 recorded in the
RMC Office for Greenville County in Deed Book 608 at Page 401. Geraldine
Fortner subsequently conveyed her right, title and interest to the property
to the grantor by Quitclaim Deed recorded in the RMC Office for Greenville
County in Deed Book 1000 at Page 874 and re-recorded in Book 1005 at Page
289.

(Continued on attached page)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; 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 assigns against the grantor(s) and the
grantor'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 10th day of July 1974.

SIGNED, sealed and delivered in the presence of

Richard W. Rowe (SEAL)
Maj. T. Miller (SEAL)
Greenville County
Stamps
Paid \$ 2.20 (SEAL)
Act No. 388 Sec. 1

CALIFORNIA
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 10th day of July 1974

Christie A. McCoy (SEAL)
Notary Public for South Carolina CALIFORNIA
My commission expires:
OFFICIAL SEAL
CHRISTIE A. MCCOY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA BARBARA COUNTY
My Commission Expires April 21 1973

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER Not Necessary - Grantor Not Married

I, the undersigned Notary Public, do here
wife (wives) of the above named grantor(s) respectively, did this day appear before
me, did declare that she does freely, voluntarily, and without any compulsion, dread or
relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

Notary Public for South Carolina (SEAL)

My commission expires:

RECORDED this day of 19 at M. No.



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