

Doc. No. 5289 Sub B  
 Gr. No. S. C. 29106  
 STATE OF SOUTH CAROLINA )

VOL 1050 PAGE 511

## TITLE TO REAL ESTATE

COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that MARY FOWLER DUNCAN, individually and as Executrix, and DAVID VINCENT DUNCAN, as Executor of the estate of Earl Dixon Duncan, in consideration of the sum of FIFTY THOUSAND FOUR HUNDRED SEVEN & NO/100 (\$50,407.00) 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 WESTMINSTER COMPANY, INC., its successors and assigns:

All that tract of land in the city of Greer, county of Greenville, state of South Carolina, containing 7.58 acres, as shown on plat prepared by Heaner Engineering Company, Inc. dated February 2, 1977 and recorded February , 1977 in plat book page of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit: (the above described plat not recorded)

Beginning at a point in the center of Oakland Avenue, and running thence with the center of said Avenue N. 76-36 W. 143.23 feet to a point; thence N. 78-28 W. 50.04 feet to a point; thence N. 78-28 W. 50.08 feet to a point; thence N. 81-36 W. 50.01 ft. to a point; thence N. 83-11 W. 36.27 feet to a point; thence along the line of property of Loila Foster Patton, N. 14-43 E. 170.56 feet to an iron pin; thence N. 80-06 W. 216.52 feet to an iron pin on the joint line of property of G. W. Bryans, and the City of Greer; thence along the line of property of City of Greer N. 13-28 E. 167.78 feet to an iron pin; thence continuing with the line of property of City of Greer N. 23-51 W. 349.36 feet to a fence post; thence along the line of property of Greenville County School District N. 26-37 E. 123.26 feet to a point; thence continuing N. 09-29 E. 134.65 feet to a point; thence along the line of property of M. E. Lamford and Sarah Ann McNeill, S. 53-15 E. 170.99 feet; thence continuing S. 49-24 E. 119.20 feet to a point; thence along the line of property of G. W. Thompson, Jr., S. 41-00 E. 77.81 feet to an iron pin; thence along the line of property of A. G. Harris, S. 12-52 W. 194.02 feet to an iron pin; thence S. 77-19 E. 411.42 feet to an iron pin on the line of property of M. A. Jordan & C. M. Parkins; thence S. 14-05 W. 489.35 feet to a point in the center of Oakland Avenue, the point of beginning.

The above described property is a portion of the same conveyed to Earl Duncan by deed of W. H. Carlton, dated May 27, 1924, recorded May 29, 1924, in deed vol. 102 page 147 and deed from I. F. Reese dated August 27, 1923 recorded August 29, 1923 in deed vol. 90 page 139 of the RMC Office for Greenville County, S. C. Subsequently Earl Dixon Duncan died testate on May 19, 1940 as will appear by reference to Apartment 424 file 20 of the Probate Court for Greenville County, S. C. Under the terms of the will of Earl Dixon Duncan, dated April 16, 1940, his wife, Mary Fowler Duncan, was given a life estate in the above described property, and the executrix and executors were given the power to sell said property during the lifetime of Mary Fowler Duncan, if, in their judgment, the real estate represented a non-paying investment and proved to be of a costly nature. Mary Fowler Duncan was appointed as Executrix and David Vincent Duncan and Heyward Edison Duncan were appointed Executors of the estate. Heyward Edison Duncan died January 16, 1967 and no substitute executor was provided for by the will. Mary Fowler Duncan, as Executrix, and David Vincent Duncan, as Executor, of the estate of Earl Dixon Duncan, have determined that the above described property is a non-paying investment and of a costly nature and have deemed it in the best interest of the estate for said property to be sold at the above stated price. - 285 - G13-1-14, 16, 21

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, and the grantee's successors and assigns, forever. And, the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this the 3 day of February, 1977.

SIGNED, sealed and delivered  
 in the presence of:

David H. Wilkins  
Frank McElrath  
 (as to Mary Fowler Duncan)

Mary Fowler Duncan, (L.S.)  
 Mary Fowler Duncan, individually and as  
 Executrix of the estate of Earl Dixon Duncan