

1978-1-25

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that James W. Skelton

in consideration of Twelve Thousand and no/100----- Dollars,
 and assumption of mortgage set forth below
 the receipt of which is hereby acknowledged, have granted, bargained, sold, aliened, released, and by these presents do grant, bargain, sell and release unto
 James S. Duncan and Betty S. Duncan, their heirs and assigns, forever:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 33 A being shown as a portion of Lot No. 33 of the property of William R. Timmons, Jr., according to a plat of record in the RMC Office for Greenville County in Plat Book 000 at page 193 and also shown on a more recent plat drawn for James E. Burger by Carolina Surveying Company, dated January 17, 1977, recorded in Plat Book 6 A at page 56, and having, according to the more recent plat, such courses and distances as will appear by reference thereto.

Being the same property conveyed by James E. Burger by deed recorded in Deed Book 1085 at page 681 on September 27, 1977.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

As part of the consideration for the foregoing conveyance the grantee assumes and agrees to pay the outstanding balance due on a note and mortgage to United Federal Savings and Loan Association, recorded in Mortgage Book 1051 at page 489, having a present balance due of \$36,500.00

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, successors and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs, successors and assigns against the grantor(s) and the grantor's(s) heirs, successors and assigns 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 26th day of January 19 78.

SIGNED, sealed and delivered in the presence of:

John G. Cheson (SEAL)
Dale K. Swerna (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

PRORATE

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

SWORN to before me this 26 day of January 19 78.

Dale K. Swerna (SEAL)
 Notary Public for South Carolina
 My commission expires:

John G. Cheson

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, 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 26th day of January 19 78.

Dale K. Swerna (SEAL)
 Notary Public for South Carolina.
 My commission expires:

Dorothy J. Swerna

RECORDED this _____ day of JAN 31 1978 at 2:47 P. M. No. _____

659.8-1-25.1

0789

4328 RV-21