

199 Vernon St
Duncan, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
MAR 17 12 38 PM '78
DANNIE E. TAMMINSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Michael L. Bennefield

in consideration of Sixteen THousand Seven Hundred and 00/100 (\$16,700.00)-----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 Thomas A. Duncan and Katherine H. Duncan, their heirs and assigns, forever:

ALL these pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 20 and a portion of Lot NO. 21 on plat of the Property of V. E. COx, dated 1950, and recorded in the RMC Office for Greenville County, S. C. in Plat Book FF, Page 78, and having, according to a more recent plat entitled Property of Thomas A. DUNCAN and Katherine H. Duncan, dated March 15, 1978, prepared by R. B. Bruce, R.S., the following courses and distances:

BEGINNING at an iron pin on the eastern side of Vernon Street at the joint front corner of Lots Nos. 19 and 20 and running thence with the line of Lot No. 19 N. 55-30 E. 179.2 feet to an iron pin in the line of property now or formerly of Heine; thence with the line of property now or formerly of Heine S. 34-30 E. 60 feet to an iron pin; thence a new line through Lot No. 21 S. 55-30 W. 179.2 feet to an iron pin on the eastern side of Vernon Street; thence with the eastern side of Vernon Street N. 34-30 W. 60 feet to the point of Beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the grantor herein by deed of Carroll G. Hammet, dated June 23, 1975, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1020, at Page 258 on June 25, 1975.

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 15th day of March, 19 78

SIGNED, sealed and delivered in the presence of:

Michael L. Bennefield (SEAL)
Michael L. Bennefield

Virginia B. McGuire
James D. Shuman

(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 15th day of March 1978.

James D. Shuman (SEAL)
Notary Public for South Carolina

Virginia B. McGuire

My commission expires 8/12/80

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 15th day of March 1978

James D. Shuman (SEAL)
Notary Public for South Carolina

Michael L. Bennefield

My commission expires 8/12/80

RECORDED this day of MAR 17 1978, at 12:38 P. M., No. 27258

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