

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. H. Gay

in the State aforesaid, in consideration of the sum of Twenty Nine Hundred (\$2900.00) Dollars

to me paid by J. T. Duncan and Ruth Bagwell Duncan

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Ruth Bagwell Duncan and J. T. Duncan, and their heirs & assigns forever, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

about two miles north of the City of Greenville, and being shown as Lot #58 of Block B, according to Plat of Mountain View Land Company, recorded in the R. M. C. Office for Greenville County in Plat Book A at Pages 396 and 397, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the eastern side of Bailey Street 150 feet from the corner of Green Street, at the corner of Lot #57, and running thence with the line of said Lot S. 89 1/2 E. 145 feet to pin on 10-foot alley; thence with said alley S. 11 1/2 E. 50 feet to an iron pin, corner of Lot #59; thence with the line of Lot #59 N. 89 1/2 W. 145 feet to pin on Bailey Street; thence with the eastern side of Bailey Street N. 11 1/2 W. 50 feet to beginning corner; said premises being the same conveyed to the grantor by Edward H. Roberts, by deed dated April 1, 1926, recorded November 18, 1944 in Book of Deeds 269 at Page 214.

The above described land is X the same conveyed to me by X on the X day of X 19X, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book X Page X

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said Ruth Bagwell Duncan & J. T. Duncan, and their heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. T. Duncan & Ruth Bagwell Duncan, and their heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this X day of November in the year of our Lord one thousand nine hundred and forty-four

Signed, sealed and Delivered in the Presence of W. H. Gay (SEAL)
W. B. Lynn (SEAL)
R. A. McClimon (SEAL)

S. C. Stamps Cancelled, \$ 6 and 00 Cents.
U. S. Stamps Cancelled, \$ 3 and 30 Cents.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE

PERSONALLY appeared before me W. B. Lynn

and made oath that he saw the within named W. H. Gay sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he with R. A. McClimon witnessed the execution thereof.

SWORN to before me, this 22 day of November 1944
George A. Crain (L. S.)
Notary Public, S. C. R. A. McClimon



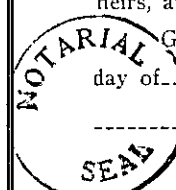
STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, George A. Crain, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Zadie B. Gay the wife of the within named W. H. Gay

did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto the within named Ruth Bagwell Duncan and J. T. Duncan, and their heirs, and assigns, all her interest and estate, and also all her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 22 day of November Anno Domini, 1944
George A. Crain (L. S.)
Notary Public, S. C. Zadie B. Gay



Recorded November 25th 1944 at 9:26 o'clock A. M. By: M.R.