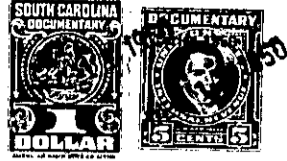


DEC 11 10 35 AM 1950



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That John H. Padgett and Edna D. Padgett in the State aforesaid, in consideration of the sum of Two Hundred and No/100 (\$200.00) and assumption of mortgage setforth below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 William B. Ducker, his heirs and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the North side of Montgomery Avenue (sometimes referred to as Montgomery Street) just outside the corporate limits of the City of Greenville, in Greenville County, State of South Carolina, being shown as part of the property of Mrs. M. P. Lardrum on plat thereof made by W. A. Hudson, Surveyor, December 6, 1902, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "A", page 120 and having the following notes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Montgomery Avenue at the corner of lot now or formerly belonging to W. T. Phillips, which point is approximately 213 feet west of the Northwest corner of the intersection of Montgomery Avenue and Buncombe Street, and running thence along the line of the Phillips lot N. 33-1/2 W. 100 feet to an iron pin; thence S. 56-1/2 W. 50 feet to an iron pin at the rear corner of lot now or formerly belonging to J. A. Burns; thence along the line of that lot S. 33-1/2 E. 100 feet to joint corner of said lots on Montgomery Avenue; thence along the North side of Montgomery Avenue N. 56-1/2 E. 50 feet to the beginning corner.

This is the same property conveyed to the Grantors by deed of Velda Hudson, dated December 20, 1944, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 270, page 259.

As part of the consideration the Grantee herein assumes and agrees to pay the balance due and owing on that mortgage given by the Grantors herein to Virginia Morris in the original sum of \$3200.00, dated September 12, 1950, recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 473, page 351. Grantors to pay 1950 taxes.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 11th day of December in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Carol W. Thomas and Patrick C. Fant.

Handwritten signatures of John H. Padgett and Edna D. Padgett, each followed by a (Seal) label.

State of South Carolina, Greenville County

Personally appeared before me Carol W. Thomas

and made oath that s he saw the within named grantor(s) John H. Padgett and Edna D. Padgett sign, seal and as their act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 11th day of December, A. D. 19 50. Patrick C. Fant (Seal) Notary Public for South Carolina

Handwritten signature of Carol W. Thomas.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Edna D. Padgett wife of the within named John H. Padgett 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 William B. Ducker, his 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 11th day of December, A. D. 19 50. Patrick C. Fant (Seal) Notary Public for South Carolina

Handwritten signature of Edna D. Padgett.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 11th day of December 19 50, at 10:35 A. M., No. 29781

150-16-17