

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OCT 7 5 00 PM 1953

Know All Men by These Presents:

That I, James L. Duncan in the State aforesaid, in consideration of the sum of Thirty-Seven Hundred Fifty and No/100 (\$3750.00) DOLLARS, and assumption of mortgage set out 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 James D. Duncan, his heirs and assigns forever:

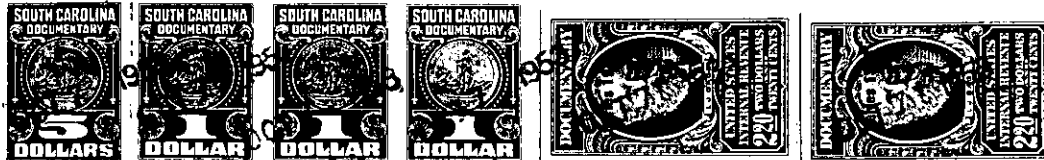
All that lot of land in Greenville County, State of South Carolina, in Greenville Township, being known and designated as lot No. 21 as shown on plat of property of Ethel Y. Perry, Estate, recorded in Plat Book BB at Page 81, and being more particularly described according to a recent survey of C. C. Jones, Eng., as follows:

BEGINNING at an iron pin in the North side of Dukeland Drive, which pin is 155.8 feet from the intersection of Dukeland Drive and Christopher Street, and is the joint front corner of lots 20 and 21, and running thence with line of lots 20, 18 and 17, N. 0-25 W. 150.8 feet to iron pin, 12 feet from the center of Langston Creek; thence along the center of Langston's Creek, the traverse of which is, S. 77-12 W. 77 feet to iron pin, 12 feet from the center of Langston Creek; rear corner of lot 22; thence with line of said lot, S. 0-25 E. 134.3 feet to an iron pin in the Northern side of Dukeland Drive; thence with said Drive, N. 89-28 E. 75 feet to the point of beginning.

Being the same premises conveyed to the grantor by Hext M. Perry, Trustee by deed recorded in Volume 479 at Page 327.

Grantee is to pay 1953 taxes.

As a part of the consideration for this deed the grantee assumes and agrees to pay a balance due of \$3500.00 on a mortgage held by Guy B. Foster recorded in Book of Mortgages 564 at Page 289.



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 7 day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of James L. Duncan (Seal), Ena W. King (Seal), E.M. Blythe, Jr. (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King and made oath that she saw the within named grantor(s) James L. Duncan sign, seal and as his act and deed deliver the within written deed, and that she, with E.M. Blythe, Jr. witnessed the execution thereof. Sworn to before me this 7 day of October, A. D. 1953. Ena W. King (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, E.M. Blythe, Jr. Notary Public, do hereby certify unto all whom it may concern, that Mrs. Edna Virginia T. Duncan wife of the within named James L. Duncan 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 James D. Duncan, his Heirs and Assigns, all her interest and estate, and also 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 7 day of October, A. D. 1953. E.M. Blythe, Jr. (Seal) Notary Public for South Carolina Edna Virginia T. Duncan

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 7th day of October 1953 at 5:09 P. M., No. #22088 167-9-21