

TITLE TO REAL ESTATE—Prepared by ANSEL M. HAWKINS, Attorney at Law, Greenville, S. C.

JAN 21 10 20 AM 1954

State of South Carolina
Greenville COUNTY

OLLIE FARNSWORTH
R. M. C.



Know All Men by These Presents:

That I, Thomas Earl Duncan,
in consideration of the sum of One Thousand (\$1,000.00)

in the State aforesaid,
DOLLARS,

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

T.H. Giles and his heirs and assigns forever:

All that certain parcel or lot of land situated on the north side of Lancaster Avenue (formerly King Street) in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, being the southern portion of Lot No. 96 of the W.H. Brockman Estate, plat recorded in Plat Book H, page 132, R.M.C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning on the north side of Lancaster Avenue, corner of Lot No. 97 and running thence along said avenue, S. 78.00 E. 70 feet to iron pin, corner of Lot No. 95; thence along the line of Lot No. 95, N. 12.00 E. 150 feet to a stake, new corner; thence a new line, N. 78.00 W. 70 feet to a stake, new corner on line of Lot No. 97; thence along line of same, S. 12.00 W. 150 feet to the beginning corner.

This is a portion of the property conveyed to Thomas Earl Duncan by deed of Mary F. Duncan, et al., recorded in Deed Book 292, page 41, R.M.C. Office for Greenville County.

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 18th day of January in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

H.D. Hawkins
Ansel M. Hawkins

Thomas Earl Duncan (Seal)
..... (Seal)
..... (Seal)
..... (Seal)
..... (Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me Ansel M. Hawkins

and made oath that he saw the within named grantor(s) Thomas Earl Duncan

deliver the within written deed, and that he, with H.D. Hawkins

sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 18th

day of January, A. D. 1954.

H.D. Hawkins (Seal)
Notary Public for South Carolina

Ansel M. Hawkins

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, Ansel M. Hawkins Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary W. Duncan wife of the within named Thomas Earl 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

T.H. Giles and 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 18th

day of January, A. D. 1954.

Ansel M. Hawkins (Seal)
Notary Public for South Carolina

Mary W. Duncan

Cancelled documentary stamps attached: S. C. \$.....; U. S. \$.....

Recorded this 21st day of January, 1954, at 10:20 A.M., No. #1463

4-10.1
(-07 01 31-7-10)