

FEB 18 3 59 PM 1954

TITLE TO REAL ESTATE—Prepared by ANSEL M. HAWKINS, Attorney at Law, Greer, South Carolina

State of South Carolina

JLLIE FAHLENDORF
R.P.C.

Greenville COUNTY

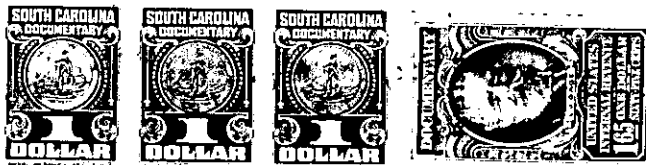
Know All Men by These Presents:

That I, Thomas E. Duncan, in consideration of the sum of Thirteen Hundred (\$1300.00) in the State aforesaid, DOLLARS, T.H. Giles 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) and the east side of Brockman Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, being a portion of Lot No. 98 of the W.H. Brockman Estate, plat of same being recorded in Plat Book H, page 152, R.M.C. Office for Greenville County, and having the following courses and distances, to wit:

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

This is a portion of the property conveyed to Thomas E. 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 17th day of February in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

Thomas E. Duncan (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

Greenville COUNTY

Personally appeared before me Thelma A. Hyatt

and made oath that she saw the within named grantor(s) Thomas E. Duncan

deliver the within written deed, and that she, with Ansel M. Hawkins sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 17th day of February, A. D. 1954.

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

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

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

unto all whom it may concern, that Mrs. Mary W. Duncan wife of the within named Thomas E. 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 17th day of February, 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 18th day of February, 1954, at 3:59 P.M., No. #3780.