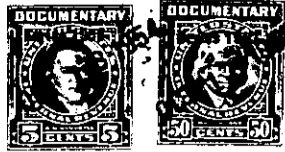


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, ALMA M. BATES in the State aforesaid, in consideration of the sum of THREE THOUSAND THIRTY THREE & 96/100- - - - -DOLLARS, and ASSUMPTION OF MORTGAGE DESCRIBED 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 F. DUNCAN, his heirs and assigns:

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 57, Map No. 2, Sans Souci Heights, as per plat thereof, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "Z", page 53, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin in the Northwest intersection of Earnshaw Avenue and Senator Pettus Avenue, and running thence along Earnshaw Avenue, N. 35-35 E., 60 feet to an iron pin, joint front corner Lot Nos. 57 and 58; thence S. 59-05 W., 108.2 feet to an iron pin, joint rear corner Lot Nos. 57 and 58; thence S. 35-13 E., 60 feet to an iron pin on Senator Pettus Avenue; thence along Senator Pettus Avenue, N. 59-05 E., 108.7 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay according to its terms that certain Note and Mortgage given to Fidelity Federal Savings and Loan Association on which there is a balance due of \$5,666.04; said Mortgage is recorded in Mortgages Volume 493, page 541.

This is the same property conveyed to the grantor by deed dated June 12, 1852 and recorded in Deeds Volume 458, page 75.



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 16th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Juanita Cleland and Edward Ryan Hamer.

Signature of Alma M. Bates and four blank lines for witnesses, each followed by "(Seal)".

State of South Carolina, Greenville County

Personally appeared before me Juanita Cleland

and made oath that she saw the within named grantor(s) written deed, and that she, with Edward Ryan Hamer sworn to before me this 16th day of October, A. D. 1954.

Alma M. Bates sign, seal and as her act and deed deliver the within witnessed the execution thereof.

Signature of Edward Ryan Hamer, Notary Public for South Carolina.

Signature of Juanita Cleland.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR A WOMAN

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 1954. Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 18th day of October 1954 at 1:26 P.M., No. 23796 D4-4-60