

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Gill M. Gregory and Genevieve P. Gregory in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00) DOLLARS, and assumption of mortgage (see 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

THOMAS W. DUNCAN, HIS HEIRS AND ASSIGNS:

All that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, known as Lot 38 on plat of Pleasant Valley, recorded in the R.M.C. office for Greenville County in Plat Book P at page 93, and having, according to a more recent plat of property of Gill M. Gregory and Genevieve P. Gregory, recorded in Plat Book UU at page 105, the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Pleasant Ridge Avenue, which iron pin is 262.5 feet N 89-52 E, of the curved intersection of Pleasant Ridge Avenue and Prince Avenue, and running thence along the line of Lot 39, N 0-08 W, 160 feet to an iron pin; thence N 89-52 E, 60 feet to an iron pin; thence along the line of Lot 37, S 0-08 E, 160 feet to an iron pin on the north side of Pleasant Ridge Avenue; thence along the north side of Pleasant Ridge Avenue, S 89-52 W, 60 feet to the point of beginning. This is the same property conveyed to the grantors herein by deed of Richard L. Eppley, recorded in the R.M.C. office for Greenville County in Deed Volume 661 at page 75.

The grantee herein assumes and agrees to pay that certain note and mortgage in the original amount of \$11,350.00 given to the General Mortgage Company by the grantors herein and assigned to the Life Insurance Company of Virginia, which mortgage is recorded in the R.M.C. office for Greenville County in R.E.M. Volume 839 at page 59, on the 15th day of October, 1959, and upon which there remains a balance due of \$11,263.65.

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 15th day of April in the year of our Lord One Thousand Nine Hundred and Sixty-one

Signed, Sealed and Delivered in the Presence of

Martha J. Sprouse, E. P. Riley, Jr.

Gill M. Gregory (Seal), Genevieve P. Gregory (Seal)

State of South Carolina, Greenville County

Personally appeared before me Martha J. Sprouse

and made oath that she saw the within named grantor(s) Gill M. Gregory and Genevieve P. Gregory sign, seal and as their act and deed deliver the within written deed, and that she, with E. P. Riley, Jr., witnessed the execution thereof.

Sworn to before me this 15th day of April, A. D. 1961. Edward P. Riley, Jr. (Seal) Notary Public for South Carolina

Martha J. Sprouse

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Edward P. Riley, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Genevieve P. Gregory wife of the within named Gill M. Gregory 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 Thomas W. Duncan, 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 15th day of April, A. D. 1961. Edward P. Riley, Jr. (Seal) Notary Public for South Carolina

Genevieve P. Gregory

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 17th day of April 1961 at 10:07 A. M., No. 25511

222-2-3-18