

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, H. L. GRAHAM in the State aforesaid, in consideration of the sum of Six Thousand and No/100 DOLLARS, AND ASSUMPTION OF MORTGAGE REFERRED TO 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 B. DUCKER, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Cardinal Drive, in Chick Springs Township, Greenville County, State of South Carolina, shown as Lots 53, 54, and one-half of Lot 52, as shown on plat of Cardinal Park made by R. K. Campbell, April 25, 1949, recorded in the RMC Office for Greenville County, S. C., in Plat Book W, page 27, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Cardinal Drive, joint front corner of Lot 54 of Cardinal Park and Lot 12 of Pine Brook Extension, and running thence along line of said lots, S. 68-02 W., 140 feet to an iron pin; thence N. 25-58 W. 77.7 feet to an iron pin in rear line of Lot 52; thence a line through Lot 52, N. 64-02 E., 140 feet, more or less, to a point on Cardinal Drive; thence along Cardinal Drive, S. 25-58 E., 87.5 feet to the point of beginning.

THIS is the same property conveyed to me by deed of Jones Wilson Company, Inc., dated December 19, 1956, recorded in the RMC Office for Greenville County, S. C. in Deed Book 567, at page 321.

GRANTEE herein assumes and agrees to pay the balance due on that VA mortgage dated October 1, 1956, in the original amount of \$9,250.00 given by Herbert Lee Graham to Aiken Loan & Security Company, recorded in said RMC Office in Mortgage Book 693, at page 113, on which there remains due a balance of \$7,913.48.

GRANTEE to pay 1962 taxes.



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 20th day of August in the year of our Lord One Thousand Nine Hundred and sixty-two.

Signed, Sealed and Delivered in the Presence of Eda C. Wall (Seal) Patrick C. Fant (Seal)



State of South Carolina, Greenville County

Personally appeared before me Eda C. Wall

and made oath that she saw the within named grantor(s) H. L. Graham sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 20th day of August, A. D. 1962. Eda C. Wall (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jean R. Graham wife of the within named H. L. Graham 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

William B. Ducker, 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 20th day of August, A. D. 1962. Jean R. Graham (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of August 1962, at 8:41 A. M., No. #5069

271- P15.8-8-1,2+3