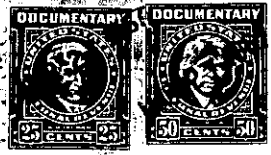


MAR 27 4 14 PM 1967



State of South Carolina } LILLIE FANNSWORTH
Greenville COUNTY } R.M.C.

Know All Men by These Presents:

That We, Carl Duncan and Estelle R. Duncan,
in consideration of the sum of Twelve Thousand Five Hundred (\$12,500.00) - - - - - 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 grantee(s) Benjamin E. Morgan and his heirs and assigns forever:

All that certain parcel or lot of land located on the northeast side of the J. Waymon Smith Road about one mile south of the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 10 on a plat of property made for Mr. J. Waymon Smith by H.S. Brockman, Surveyor, dated November 9, 1948, recorded in the R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the northeast side of the said J. Waymon Smith Road, joint corner of Lots Nos. 9 and 10, and runs thence with the common line of these lots, N. 48-47 E. 188.08 feet to an iron pin; thence S. 39-38 E. 85.1 feet to an iron pin on street; thence with the margin of the street, S. 49-07 W. 187.5 feet to an iron pin on said J. Waymon Smith Road; thence therewith, N. 40-00 W. 84 feet to the beginning corner.

This is the same property conveyed to the grantors herein by Dobson Lumber Company, Inc., by deed recorded in Deed Book 663, page 507, R.M.C. Office for Greenville County.

Subject to all restrictions, easements and rights-of-way of record and as shown on said plat.

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 24th day of March in the year of our Lord One Thousand Nine Hundred and Sixty - seven.

Signed, Sealed and Delivered in the Presence of
Doris A. Carpenter
Ansel M. Hawkins

Carl Duncan (Seal)
Estelle R. Duncan (Seal)



State of South Carolina
Greenville COUNTY

Personally appeared before me Doris A. Carpenter and made oath that he saw the within named grantor(s) Carl Duncan and Estelle R. Duncan deliver the within written deed, and that she, with Ansel M. Hawkins sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 24th day of March, A. D. 1967.
Ansel M. Hawkins (Seal)
Notary Public for South Carolina

Doris A. Carpenter

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. Estelle R. Duncan wife of the within named Carl 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 Benjamin E. Morgan and his Heirs and Assigns, all her interest and estate, and also 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 24th day of March, A. D. 1967.
Ansel M. Hawkins (Seal)
Notary Public for South Carolina

Estelle R. Duncan

286-5282-1-14