

TITLE TO REAL ESTATE—Prepared by ~~Hosokawa & Co.~~ Hamner, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

APR 10 10 31 AM 1968

County Stamps Paid \$ 5.50
See Act No.380 Section 1



OLLIE F. HOLLINGSWORTH

KNOW ALL MEN BY THESE PRESENTS, that DORIS K. HOLLINGSWORTH (FORMELY DORIS KELLEY (JARRELL

in consideration of Four Thousand Nine Hundred and No/100-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto William Fred Duncan, Jr. and Mildred L. Duncan, their heirs and assigns,

TRACT #1 All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Cleveland Township, Greenville County, South Carolina, on both sides of Jones Gap Road near River Falls on the waters of the Middle Saluda River, and having according to a plat of property of E. D. Going prepared by J. C. Hill February 14, 1953, and revised May 17, 1953 and September 13, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern Bank of the Middle Saluda River at the joint corner of property now or formerly of Bowen S. 28 W. 27 feet to a 24 inch beech near the Jones Gap Road; thence S. 28 W. 95 feet to a 3 prong bass; thence continuing along the Bowen property S. 8-50 W. 120 feet to a 30 inch poplar; thence S. 20-30 E. 103 feet to a 24 inch beech; thence N. 12-20 E. 262 feet to a nail cap in the middle of Jones Gap Road; thence along the center of said road S. 40 E. 82.3 feet to a point; thence along the line of property now or formerly of Varner N. 15-45 E. 103 feet, more or less, to a point on the North Bank of the Middle Saluda River; thence along the North Bank of said river 108 feet, more or less, to a point; thence crossing said river and running thence S. 28 W. 30 feet, more or less, to the point of beginning.

The Grantee herein is given the privilege of using the water which comes from a reservoir which was built by Mrs. H. T. Meeks together with all other rights to use of water and water facilities and/or the spring and stream supplying said water facilities.

Less, however, a major portion of this tract heretofore conveyed by Martha Y. Martinat to Ed. W. Haydn and Beatrice S. Haydn by deed recorded in Deeds Volume 619, page 377.

TRACT #2 All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in River Falls, Cleveland Township, Greenville County, South Carolina, with the following metes and bounds:

BEGINNING at an iron pin on the Southerly edge of Middle Saluda River; and running thence along the edge of Dr. Hugh Smith's private road N. 34-E. 60 feet to a pin in the Earl Benson line; thence N. 68-1/2 W. 1.80 chains to a pin; thence continuing with the Benson lines S. 25 W. 60 feet to a point on the edge of the Middle Saluda River; thence down the said river S. 65-E. 1.80 chains to the beginning corner.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record, on the recorded plat or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 8th day of April 19 68

SIGNED, sealed and delivered in the presence of:
Doris K. Hollingsworth (SEAL)
Charmedy Doris Kelley Jarrell (SEAL)
Martha M. McGinnis (SEAL)
Edward Ryan Hamner (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of April 19 68

Edward Ryan Hamner (SEAL)
Notary Public for South Carolina
Martha M. McGinnis (SEAL)
My Commission Expires January 1, 1970

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 8th day of April 19 68

Edward Ryan Hamner (SEAL)
Notary Public for South Carolina
My Commission Expires January 1, 1970

RECORDED this 10th day of April 19 68 at 10:31 A.M., No. 26455

475-681.1-1-19, 20