

TITLE TO REAL ESTATE--Prepared by MANN, FOSTER, ASH & SEASEY, Attorneys at Law, Greenville, S. C.



FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE FEB 28 4 49 PM '69

County Stamps Paid \$ 3.30 See Act No.380 Section 1

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that R. M. C. We, C. S. Mattox and Wilson M. Dillard

in consideration of -----Three Thousand and No/100 (\$3,000.00)----- 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

Mack F. Duncan, Jr. and Dorothy J. Duncan, their heirs and assigns forever:

All that piece, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 13 of Carlton Drive on a plat of Pine Valley Estates, Section I, by Dalton & Neves, Engineers, dated February, 1960, said plat being recorded in the RMC Office for Greenville County in Plat Book MM at page 138 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Carlton Drive at the joint front corner of Lots Nos. 12 and 13 and running thence N. 82-55 E. 150 feet to an iron pin; thence N. 7-05 W. 90 feet to an iron pin; thence S. 82-55 W. 150 feet to an iron pin on the eastern side of Carlton Drive; thence along Carlton Drive S. 7-05 E. 90 feet to the point of beginning.

This property is conveyed subject to restrictions and easements of record in the RMC Office for Greenville County, South Carolina, in Deed Book 644, page 389.

Grantee to pay 1969 taxes.

This is a portion of the same property conveyed to the grantors herein by deed of Pine Valley Bldrs., Inc., dated March 3, 1965. Said deed being recorded in the RMC Office for Greenville County in Deed Book 768, at page 399.

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 27 day of February 1969.

SIGNED, sealed and delivered in the presence of:

S. Maurice Johnson
Frances R. Leitke

C. S. Mattox (SEAL)
Wilson M. Dillard (SEAL)
(SEAL)
(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 27 day of February 1969.

S. Maurice Johnson (SEAL)
Notary Public for South Carolina
My commission expires January 1, 1970

Frances R. Leitke

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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 27th day of February 1969

S. Maurice Johnson (SEAL)
Notary Public for South Carolina
My commission expires January 1, 1970

Nellie H. Mattox
Lucy H. Dillard

RECORDED this 28 day of February 1969 at 4:49 P. M. No. 20502

-797- M 6.2-1-126