FILED
GREENVILLE CO. S. C.

Aug 26 3 28 PM '69

OLLIE FARNSWORTH
R.M.C.

VOL 874 PAGE 434

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, JOSEPH HAROLD McCOMBS

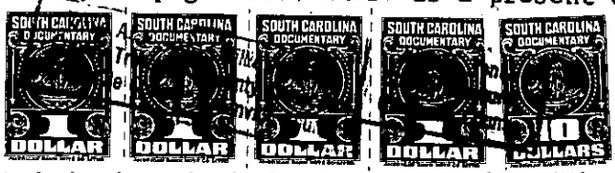
in consideration of Six Thousand Six Hundred Fifty and No/100ths ($6,650.00) Dollars, and assumption of Mortgage as hereinafter set out to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto CHARLES W. DUCKER, JR. AND PATRICIA P. DUCKER, their heirs and assigns forever.

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, on the southeastern side of Wardview Avenue, shown as Lot No. 7 on a plat entitled "Property of J. T. Merritt", said plat being recorded in the R.M.C. Office for Greenville County in Deed Book III, at page 167, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Wardview Avenue at the joint front corner of Lot No. 6 and Lot No. 7 and running thence with the line of Lot No. 6, S. 41-30 E. 170 feet to an iron pin in the line of Lot No. 10; thence with the line of Lot No. 10, S. 48-30 W. 90 feet to an iron pin at the rear corner of Lot No. 8; thence with the line of Lot No. 8, N. 41-30 W. 170 feet to an iron pin on the southeastern side of Wardview Avenue; thence with the southeastern side of Wardview Avenue, N. 48-30 E. 90 feet to the point of beginning.

Being that same property conveyed to the Grantors herein by Deed of Joe E. Hawkins Enterprise, Inc., said Deed being dated July 10, 1967, and recorded in the R.M.C. Office for Greenville County in Deed Book 823, at page 260.

As part of the consideration herein, the Grantees agree to assume that certain Mortgage given to Fidelity Federal Savings and Loan Association by Joe E. Hawkins Enterprise, Inc., said Mortgage being dated July 10, 1967, and being recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 163, at page 101. There is a present outstanding balance of $13,260.22.




County Stamps Paid $7.70
See Act No.380 Section 1

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 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(s) and seal(s) this, 22nd day of August 19 69.

SIGNED, sealed and delivered in the presence of:

Joseph Harold McCombs (SEAL)

(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 22nd day of August 19 69

(SEAL)

Notary Public for South Carolina.
My Commission Expires: 1-1-71

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
22nd day of August 19 69

(SEAL)

Notary Public for South Carolina.
My Commission Expires: 1-1-71

RECORDED this 26 day of August, 1969, at 3:28 P. M., No. 4845

B16-S-4
-308-