

Thomas Edward Duncan and Alice Marie Copeland Duncan, et al, Greenville, S.C. 29651

RONALD K. EDWARDS
Prepared by ~~XXXXXXXXXXXX~~ Attorney at Law, ~~XXXXXXXXXXXX~~ Greenville, S.C.

STATE OF SOUTH CAROLINA } GREENVILLE CO. S.C.
COUNTY OF GREENVILLE } JUN 18 9 20 AM '74

Vol 1001 No 413

KNOWN ALL MEN BY THESE PRESENTS ~~THOMAS E. DUNCAN~~ S. W. GAINES W. COPELAND AND CLARA BELLE COPELAND R.M.C.

in consideration of \$1.00 plus love and affection----- 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 THOMAS EDWARD DUNCAN AND ALICE MARIE COPELAND DUNCAN, their heirs and assigns forever:

ALL that piece, parcel or lot of land located on the Western side of Rutherford Road, Greenville County, State of South Carolina, being shown on a plat of the property of Thomas E. & Alice Marie C. Duncan, prepared by Tri-State Surveyors, dated May 9, 1974, and according to said plat, having the following courses and distances:

BEGINNING at an iron pin on the Western side of Rutherford Road, approximately 130 feet from Wrenn Road and running thence, S. 70-41 W. 130.4 feet to an iron pin; thence, S. 22-58 E. 20 feet to a point; thence, N. 70-41 E. 130.4 feet to the edge of Rutherford Road; thence along Rutherford Road, N. 22-58 W. 20 feet to the beginning point.

DERIVATION: Deed Book 407, page 55

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, and rights-of-way, of record, if any, affecting the above-described property.

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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 14th day of June 19 74.

SIGNED, sealed and delivered in the presence of:
Shirley W. Bradley
Ronald K. Edwards

Gaines W. Copeland (SEAL)
GAINES W. COPELAND (SEAL)
Clara Belle Copeland (SEAL)
CLARA BELLE COPELAND (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of June 19 74.

Ronald K. Edwards (SEAL)
Notary Public for South Carolina My Commission Expires Sept. 27, 1977
My commission expires: _____

Shirley W. Bradley

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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, 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 14th day of June 19 74.
Ronald K. Edwards (SEAL)
Notary Public for South Carolina My Commission Expires Sept. 27, 1977
My commission expires: _____

Clara Belle Copeland
CLARA BELLE COPELAND

RECORDED this _____ day of JUN 18 1974 19 _____, at _____ M., No. 32274

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