

TITLE TO REAL ESTATE- Offices of HILL, JAMES, & SYALL, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Hazael G. Taylor, John Stuart Taylor, Jr. and Jane Taylor Arrington----

In consideration of Fifty-Nine Thousand Five Hundred and No/100 (\$59,500.00)---- 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 J. Ligon Duncan and Shirley L. Duncan, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the Western side of McDaniel Avenue in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 30, of a subdivision known as property of W. C. McDaniel as shown on plat which is recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 186 and according to said plat has the following metes and bounds to-wit:

BEGINNING at an iron pin on the Western side of McDaniel Avenue with the joint front corner of Lot No. 30 and the Donaldson property and; running thence with the Western side of McDaniel Avenue S. 9-35 W. 103.5 feet to an iron pin at the corner of Lots Nos. 29 & 30 and; running thence N. 89-0 W. 225.4 to an iron pin; running thence N. 5-03 E. 209.65 to an iron pin on the Donaldson line; running thence with that line S. 63-02 E. 251feet to an iron pin point of beginning. - 519 - 217 - 5-12

This being the identical property conveyed to the Grantor herein Hazael G. Taylor (daughter) by deed recorded in the R.M.C. Office for Greenville County in Deed Book 994 at Page 482.

Also: ALL that piece, parcel or lot of land situate, lying and being on the Western side of McDaniel Avenue, a portion of Lot No. 10, of the property of T. Q. Donaldson as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book I at Page 26, also shown as Lot No. 10A of property of OVER

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 1st day of August 1975.

SIGNED, sealed and delivered in the presence of:

Shirley M. Arrington
William D. Brown

Hazael G. Taylor (SEAL)
John Stuart Taylor, Jr. (SEAL)
Jane Taylor Arrington (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 1st day of August 1975.

William D. Brown (SEAL)
Notary Public for South Carolina.

Shirley M. Arrington

My Commission Expires 6/13/79

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 1st day of August 1975.

William D. Brown (SEAL)
Notary Public for South Carolina.

Shirley M. Arrington

My Commission Expires 6/13/79

RECORDED this _____ day of _____ 19____ at _____ M. No. _____

(CONTINUED ON REVERSE)

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