HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN A BROWN BY 1997

STATE OF SOUTH CAROLINA

DONNIE S. TANKERSLEY R.M.C.

voi 1034 14 70:

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that W. P. Kennedy, Jr. ----

in consideration of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) -

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 Edward Duncan and Donna C. Duncan, their heirs and assigns forever:

ALL that piece, parcel or strip of land, together with all improvements thereon, located, lying and being in the City and County of Greenville, State of South Carolina, and being shown and designated as a portion of Lot No. 2 according to plat of Augusta Circle, prepared by C. M. Furman, recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 23 and also as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 227, and having, the following metes and bounds, to-wit:

REGINNING at an iron pin on the southwestern side of Augusta Road at the joint front corner of Lots Nos. 1 and 2, said pin being 200 feet east from the southeastern corner of the intersection of Augusta Road and Augusta Drive and running thence S. 29-45 W., 269.7 feet to an iron pin in the corner of a lot formerly conveyed to Lily Pace McBrayer; thence, running with her line 9.6 feet to an iron pin at the joint corner of Lots Nos. 19 and 20; thence, N. 60-14 W., 22.1 feet to a point in the line of Lot No. 19; thence, N. 29-45 E., 281.2 feet to a point on Augusta Road; thence, running with Augusta Road in a southeasterly direction, 25 feet to an iron pin at the joint front corner of Lots Nos. 1 and 2, the point and place of beginning.

This is the same property conveyed to the Grantor by deed dated June 29, 1951 and recorded in the R.M.C. Office for Greenville County in Deed Book 441 at Page 03.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property. -179-25-2-21

the grantees herein assume and agree to pay Greenville County and City property taxes for the year 1976 and all subsequent years.

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 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 1240 day of April (SEAL) SIGNED, sealed and delivered in the presence of (SEAL) (SEAL) (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 written deed and that (s) he, with the other witness subscribed above witnessed the execution thereof.

19 76.

SWORN to before me this (A m) day of

STATE OF SOUTH CAROLINA

My commission expires: [[-9-81

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 granteets) and the grantee'sts') 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

Apri] ary Public for South Carolina My commission expires: 11-9-81 RECORDED this....

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