

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

VOL 1044 PAGE 158
TITLE TO REAL ESTATE

WHEREAS, the real estate hereinafter described was conveyed to William Duncan by Judith Lynnette Norwood; and

WHEREAS, William Duncan died testate on September 1, 1976, and by his Last Will and Testament, which was duly probated and filed in the Office of the Probate Court for Greenville County, South Carolina in Apartment 1439, File Number 11, devised said property to Ruby Sue G. Duncan; and

WHEREAS, Ruby Sue G. Duncan is the duly appointed executrix of the Estate of William Duncan and is desirous of recording the devise of said property in the RMC Office for Greenville County; now therefore,

KNOW ALL MEN BY THESE PRESENTS, that Ruby Sue G. Duncan in her capacity as executrix of the Estate of William Duncan, deceased, in consideration of the premises, transfers and conveys unto Ruby Sue G. Duncan, her heirs and assigns forever, the following described real property, to wit:

BEGINNING at the joint front corner of Lots No. 13 and 14 at the western side of Poplar Drive (AKA Brunswick Avenue) and running thence in a southerly direction with Poplar Drive 60 feet to the joint front corner of Lots No. 14 and 15; thence with the common line of Lots No. 14 and 15 N. 67-15 W. 90 feet to a point; thence in a northeasterly direction 60 feet to a point; thence with the common line of Lots 13 and 14 S. 67-15 E. 82 feet more or less to the point of beginning. It is the intention of the grantor to convey all of Lot 14, Poplar Drive not heretofore conveyed to Sandra C. Lyda by deed of William Duncan recorded in Deed Book 960, Page 352 and filed in the RMC Office for Greenville County. 235-170-2-2.19

DERIVATION: This is the same property conveyed to William Duncan by Judith Lynnette Norwood by deed dated June 23, 1959 and recorded in the RMC Office for Greenville County in Deed Book 628, Page 55 and recorded on June 23, 1959, with the exception of that portion of said property previously conveyed by William Duncan to Sandra C. Lyda by deed dated November 14, 1972 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 960, Page 352 recorded on November 14, 1972.

TOGETHER with all and singular the rights, members, hereditaments, 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 and the grantee's heirs, successors and assigns forever.

WITNESS, the grantor's hand and seal this 6th day of October, 1976.

SIGNED, sealed and delivered in the presence of:

Wayne E. Smith

Clyde N. Dandy

Ruby Sue G. Duncan (SEAL)
Executrix of the Estate of William Duncan

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor sign, seal and as the grantor's act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 6th day of October, 1976

Clyde N. Dandy
Notary Public for South Carolina

My commission expires 1-28-86.

Wayne E. Smith

GREENVILLE CO. S.C.

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DOHNIE S. TAYLOR
R.H.C.

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