

Notary: P.O. Box 739, Greenville, S.C. 29600

Vol 1092 Page 399

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that WE, BENNY C. FORD AND VICKIE B. FORD

in consideration of Two Thousand Five Hundred and No/100-----Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto BRUCE R. DUNCAN, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate,
lying and being in the State of South Carolina, County of Greenville, being known as the
major portion of Lot No. 12 of a subdivision known as Coleman Heights, according to a plat
thereof prepared by Terry T. Dill, dated August, 1955, and recorded in the RMC Office for
Greenville County, S. C., in Plat Book II, at page 192, being all of Lot No. 12, less,
however, a 20 foot strip fronting on West Drive and having the following metes and bounds,
to wit:

BEGINNING at a point in the center of West Drive, at the joint front corner of Lots
Nos. 12 and 13, and running thence N. 51-30 E. 208.7 feet to a point on the southwest
side of an alley and running thence along the southwest side of said alley, S. 38-30 E.
104.35 feet to a point at the joint rear corner of Lots 11 B and 12; thence running
with the joint line of said lots, S. 51-30 W., 208.7 feet to a point in the center of
West Drive, running thence along the center of West Drive, N. 38-30 W., 104.35 feet to
the point of beginning; less, however, all that portion of a county road known as
West Drive as is more fully shown in the RMC Office for Greenville, S.C., in Plat
Book KK, at Page 29, being a strip 20 feet in width off the front of Lot No. 12 as
described above.

This is the same property conveyed to the Grantor herein by deed of Buford Wayne
Vicars, recorded at the R.M.C. Office for Greenville County, S.C., in Deed Book
1072 at Page 381, on January 23, 1928.

This conveyance is made subject to any restrictions or easements that may appear
of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, the Grantees expressly assume
and agree to pay the balance due on that certain note and mortgage in the original
sum of \$26,000.00 executed by the Grantor to the First Federal Savings and Loan
Association of Greenville, S.C., and recorded in the R.M.C. Office for Greenville
County in Mortgage Book 1421 at Page 592, the balance due thereon being the sum of
\$25,853.01 as of this date.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 20th day of November, 1978

SIGNED, sealed and delivered in the presence of
Benny C. Ford (SEAL)
Vickie B. Ford (SEAL)

Clarence S. Burnett
Benny R. Dilligie, Sr.

STATE OF SOUTH CAROLINA
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.

SWORN to before me this 20th day of November, 1978
Benny R. Dilligie, Sr. (SEAL) Clarence S. Burnett
Notary Public for South Carolina

My commission expires 11/14/83

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this
20th day of November, 1978
Benny R. Dilligie, Sr. (SEAL) Vickie B. Ford
Notary Public for South Carolina
Vickie B. Ford

My commission expires 11/14/83

RECORDED this NOV 21 1978
at 2:51 P.M. 155852

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