

109 FINNEY AVE.
GREER SC 29651
TITLE TO REAL ESTATE
title not exam. by BTH
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOWN ALL MEN BY THESE PRESENTS, McElrath & Tucker, Inc.,

WHEREAS, McElrath and Tucker, Inc. executed a deed to Sylvia P. Duncan, recorded in RMC Office in Deed Book 1040 page 28 on Oct. 9, 1978, and the deed to McElrath & Tucker, Inc., recorded in Deed Book 1088 page 523 contained a possible defect, said defect being remedied by deed subsequently recorded in Deed Book 1101 page 292 on April 26, 1979, NCA.

FILED
MAY 17 1 16 PM '79
R.M.C. LAMBERSLEY
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in consideration of Ten Dollars and the correction of deed 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 Sylvia R. Duncan and her heirs and assigns forever,

ALL ITS RIGHTS, TITLES AND INTERESTS IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

ALL that piece, parcel and lot of land, situate in the City of Greer, County of Greenville, State of South Carolina, and being the remaining portion of LOT NO. 1 as shown on plat of Property entitled "Property of Mrs. Fannie E. Drace" prepared by John A. Simmons, R.S., dated January 20, 1971, and amended, and having the following metes and bounds, to-wit:

BEGINNING on southern edge of Drace Avenue corner with Dan C. Boozer and runs thence with Boozer line, S. 7-48 W. 120.5 feet to iron pin; thence N. 82-12 W. 15.8 feet to new iron pin; thence S. 7-48 W. 48.9 feet to iron pin; thence as rear line N. 82-48 W. 74.2 feet to iron pin corner with Lot No. 2; thence as common line with Lot No. 2, N. 7-48 E. 170.4 feet to iron pin on southern edge of Drace Avenue; thence with said Avenue S. 81-58 E. 90 feet to beginning corner.

This being the same property conveyed to McElrath & Tucker, Inc., by the Deeds referred to above. Deed 1088 page 523 from Burlie S. Peeler, Jr. as Adm. of the Estate of Fannie Miller Drace recorded September 25, 1978.

- 11-285-622-14-1 NOTE

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 10 day of May 19 79

SIGNED, sealed and delivered in the presence of:

Billy Walker (SEAL)

Oliver A. Tucker (SEAL) Pres.

Frank McElrath (SEAL) Secy.

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 other witness subscribed above witnessed the execution thereof.

SWORD to before me this 10 day of May 19 79

Billy Walker (SEAL)

Jeresa Walker

Notary Public for South Carolina

My commission expires: 9-23-79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

"CORPORATION DEED"

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 19 day of _____

(SEAL)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of MAY 17, 1979 at 1:16 P. M., No. 33626

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