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GRANTEE'S MAILING ADDRESS: 108 West Earle Street, Greenville, S. C. 29604 129 336
TITLE TO REAL ESTATE—Prepared by SIDNEY I. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Holmes Beacham Duncan,

in the State aforesaid,
DOLLARS,

in consideration of the sum of Ten Thousand and No/100 (\$10,000.00)

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

JEROME K. JAY, JR., HIS HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Frank Street corner of Canada's lot and running thence with Canada's line N. 34 W. 175 feet 5 inches to an iron pin; thence S. 57 1/2 W. 63 feet to an iron pin; thence S. 34 E. 175 feet 5 inches to an iron pin on Frank Street; thence with Frank Street 63 feet to the beginning corner, being Lot No. 5 on plat of Finley land, said plat being recorded in the RMC Office for Greenville County, S. C., in Deed Book "HHH", at Page 833.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

(26) 500-28-2-23

The within is the identical property heretofore conveyed to the grantor by deed of Beulah M. Duncan, recorded 14 January 1958, RMC Office for Greenville County, S. C., in Deed Book 591, at Page 80 and by deed of Lathan Montgomery Duncan, recorded 9 December 1963, RMC Office for Greenville County, S. C., in Deed Book 737, at Page 535.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 16th day of July, 19 80

Signed, Sealed and Delivered in the Presence of
Barbara J. Wayne

Holmes Beacham Duncan (Seal)

(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 16th day of July, A. D., 19 80

(Seal)

Barbara J. Wayne

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 16th day of July, A. D., 19 80

(Seal)

Betty P. Duncan

Notary Public for South Carolina
Commission Expires 10/5/89
Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____
Recorded JUL 16 1980 day of 26 19 80 at 3:42 P. M. No. 1394

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