



DEC 10 2 43 PM 1954

Know All Men by These Presents:

That I, W. L. Duncan

OLLIE FARRSWORTH
R.M.C.

in consideration of the sum of Six Thousand and no/100 in the State aforesaid, DOLLARS,

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 J. C. Phillips, his heirs and assigns forever

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the east side of Hudson Road, and according to a plat by Terry T. Dill, having the following metes and bounds, to-wit:

Beginning at a point in the center of the Hudson Road and an unnamed road, being the joint corner of land herein conveyed and other land of the grantor, and running thence along the center of said unnamed road, S. 79-30 E. 290 feet; thence S. 70-30 E. 100 feet; thence S. 52-40 E. 200 feet; thence S. 72-20 E. 225 feet; thence S. 82-30 E. 300 feet to a spike in the center of said road; thence along land now or formerly of Robert Ross, S. 5-08 W. 676 feet to a stake; thence along said Ross land and land now or formerly of Hudson Estate, S. 79-38 W. 1,888.9 feet to a stone; thence along land now or formerly of Painter, N. 30-30 E. 1039.5 feet to a stone; thence N. 42-30 W. 142 feet to an iron pin on the eastern side of Hudson Road; thence with Hudson Road, N. 54-18 E. 318 feet to a point in said Hudson Road; thence continuing with Hudson Road, N. 50-40 E. 244 feet to a point in the intersection of Hudson Road and an unnamed county road, the point of beginning, being a portion of that land conveyed to the grantor herein by deed of Belle B. Hunt as Executrix dated November 4, 1944 and recorded in the R. M. C Office for Greenville County in Deed Book 269, page 28.

The tract hereby conveyed contains 34.72 acres, more or less, and the grantor reserves possession of said premises through the year 1955 and is to pay all taxes on said premises through the year 1955.

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 his Heirs 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 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 and seal this 9th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

[Signature]



State of South Carolina, Greenville County

Personally appeared before me Jacques P. Pence

and made oath that s he saw the within named grantor(s) W. L. Duncan

deliver the within written deed, and that s he, with D. B. Leatherwood sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 9th day of December A. D. 19 54

[Signature] (Seal)
Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, D. B. Leatherwood Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Susie M. Duncan wife of the within named W. L. Duncan did this day appear before me, and 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 J. C. Phillips, his

Heirs and Assigns, all her interest and estate, and also all 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 9th day of December A. D. 19 54

[Signature] (Seal)
Notary Public for South Carolina

Mrs Susie M Duncan

Recorded this 10th day of December 19 54 at 2:43 P.M., No. 28392