

APR 21 10 15 AM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, Joseph M. Duncan and Doris T. Duncan

in consideration of One Thousand Seven Hundred-Ninty and no/100-----Dollars,
and assumption of mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

T. J. Gardner and Harriett C. Gardner, their 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 Eastern side of Elaine
Avenue, being shown and designated as lot #34 on a plat of the property
of William M. Edwards, recorded in Plat Book S. at Page 12, and being more
particularly described as follows;

BEGINNING at an iron pin on the Eastern side of Elaine Avenue, at the joint
front corner of lots #34 and 35, and running thence with the line of lot #35,
N. 58-41 E. 264.5 feet to pin; thence S. 29-07 E. 75.05 feet to an iron pin
at the rear corner of lot #33; thence with the line of lot #33, S. 58-41 W.
261.6 feet to pin on Elaine Avenue; thence with the Eastern side of Elaine Avenue,
N. 31-19 W. 75 feet to the point of beginning.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns,
forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 6th day of March 19 61.

SIGNED, sealed and delivered in the presence of:

Louetta Watkins

Louetta Watkins

Joseph M. Duncan (SEAL)
Doris T. Duncan (SEAL)

(SEAL)
(SEAL)

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)' 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 March 19 61.

Louetta Watkins (SEAL)

Notary Public for South Carolina.

Louetta Watkins

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 whomsoever, renounce, release and forever re-
linquish, unto the grantee(s) and the grantee(s)' heirs or 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

6th day of March 1961
Louetta Watkins (SEAL)

Notary Public for South Carolina.

Doris T. Duncan

RECORDED this 21st day of April 19 61, at 10:15 A. M., No. #25965

P/5.6-1-79