



GREENVILLE COUNTY

OLLIE F. WORTH

Know All Men by These Presents:

That I, JAMES W. DUNCAN, in the State aforesaid, in consideration of the sum of Four Hundred and no/100 (\$400.00) ----- DOLLARS, and assumption of Note and Mortgage hereinafter set out. 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 ROBERT L. BROWN, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the western side of Summit Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a part of Lot No. 8 of the property of C. Douglas Wilson, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "AA", at page 97, and having, according to said plat, and to a more recent plat prepared by Dalton & Neves in January of 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 7 and 8, which iron pin is 696.5 feet north of the intersection of said Drive and Pinehurst Drive, and running thence with Summit Drive, N. 1-09 E. 78 feet to an iron pin; thence N. 89-30 W. 152.2 feet to an iron pin; thence S. 1-26 W. 78 feet to an iron pin; thence S. 89-30 E. 152.6 feet to an iron pin at the point of beginning.

The above described property is the same conveyed to me by Thomas J. Ford by Deed dated December 8th, 1961, and recorded in the R. M. C. Office for Greenville County in Deed Book 688 at Page 155.

As part of the consideration for this conveyance, the Grantee assumes and agrees to pay the balance due on the mortgage given by Thomas Ford to C. Douglas Wilson & Co. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 813 at Page 69, the balance now due and owing being \$14,631.69.

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 20th day of February in the year of our Lord One Thousand Nine Hundred and Sixty Three.

Signed, Sealed and Delivered in the Presence of Ernest J. Howard Dorothy A. Laney

James W. Duncan (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County Personally appeared before me Dorothy A. Laney and made oath that s he saw the within named grantor(s) James W. Duncan sign, seal and as his act and deed deliver the within written deed, and that s he, with Ernest J. Howard witnessed the execution thereof. Sworn to before me this 20th day of February, A. D. 1963 Ernest J. Howard (Seal) Dorothy A. Laney

State of South Carolina, Greenville County I, Ernest J. Howard Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mildred K. Duncan wife of the within named James W. 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 Robert L. Brown, 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 20th day of February, A. D. 1963 Ernest J. Howard (Seal) Mildred K. Duncan

Recorded this 20th day of February 1963 at 3:14 P. M., No. 21167

182-2-281-615