

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That WILLIS P. DUNCAN, JR. and GAYLE H. DUNCAN, hereafter referred to as Grantor, in consideration of the sum of THIRTY THOUSAND AND 00/100 DOLLARS, paid to Grantor by HENRY G. GERALD and JOYCE G. GERALD, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that lot of land in Greenville County, South Carolina, being known as Lot 96 on the northern side of Mimosa Street on plat of Heritage Hills recorded in Plat Book YY at Page 187 in the R.M.C. Office for Greenville County.

BEING the same property conveyed to Grantor by deed dated September 11, 1969, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 875 at Page 538.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

FILED
GREENVILLE CO. S. C.
OCT 20 10 59 AM '72
ELIZABETH RIDDLE
R.M.C.



Greenville County
Stamps
Paid \$33.00
Act No. 380 Sec. 1

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 20th day of October, 1972.

Signed, Sealed and Delivered in the Presence of

W.R. Woods
J. Mack Woods

Willis P. Duncan, Jr. (Seal)
Gayle H. Duncan (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 20th day of October, 1972.
J. Mack Woods (Seal)
Notary Public for South Carolina
My Commission expires January 7, 1981.

W.R. Woods

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gayle H. Duncan wife of the within named Grantor 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 Grantor and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 20th day of October, 1972.
J. Mack Woods (Seal)
Notary Public for South Carolina
My Commission expires January 7, 1981.

Gayle H. Duncan
Gayle H. Duncan

Recorded this 20th day of October, 1972, at 10:59 A.M., No. 11970

277.4

277-277-4-1-56