

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

Know All Men by These Presents:

SOUTH CAROLINA NATIONAL BANK and TRUMAN L. CAMPBELL, JR., co-Administrators, C.T.A. de bonis non, and Trustees of the Last Will and Testament of Bennye W. Duckworth, hereafter referred to as Grantor, in consideration of the sum of THIRTY THOUSAND AND NO/100 (\$30,000.00) DOLLARS, paid to Grantor by ALSTON WILKES ASSOCIATION, an eleemosynary corporation, 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 certain piece, parcel or lot of land, situate, lying and being in Ward 6 of the City of Greenville, at the northwesterly intersection of Augusta Street and Wilkins Street, and being shown as Lot 10 on plat of property of James Birnie, prepared by R. E. Dalton, March, 1924, recorded in the Office of the R.M.C. for Greenville County in Plat Book F, at Page 202, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the northwesterly intersection of Augusta Street and Wilkins Street and running thence along the northerly side of Wilkins Street S. 85-10 W. 186.1 feet to an iron pin; thence S. 85-10 W. 32.6 feet to a point, joint corner of Lots 10 and 12; thence running along the line of Lot 12 N. 6-23 W. 85.5 feet to an iron pin, joint rear corner of Lots 10 and 11; thence with the common line of Lots 10 and 11 N. 85-43 E. 189.2 feet to a point on the westerly side of Augusta Street; thence running with the westerly side of Augusta Street S. 25-36 E. 90 feet to an iron pin, the point of beginning.

Being the same property conveyed by James Birnie to Cora E. Dacus by deed dated March 22, 1924, recorded in the Office of the R.M.C. for Greenville County in Deed Book 77 at Page 63. The said Cora E. Dacus died testate on September 7, 1931, and by her Will left all real and personal property to Nathaniel C. Dacus as will more fully appear in Apartment 39, File 4 of the Probate Court for Greenville County. The said Nathaniel C. Dacus died testate on January 28, 1950, and by his Will left all real and personal property to his niece, Bennye W. Duckworth, as will more fully appear in Apartment 583, File 9 of the Probate Court for Greenville County. Grantors are the co-Administrators, C.T.A. de bonis non, and Trustees under the Last Will and Testament of the said Bennye W. Duckworth and are authorized to execute this deed pursuant to the provisions of the Will of Bennye W. Duckworth, dated March 14, 1973, as will more fully appear by reference to Apartment 1290, File 2 of the Probate Court for Greenville County.

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 as co-administrators only to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 22nd day of October, 1975

Signed, Sealed and Delivered in the Presence of Sara Connor Margaret Clark



SOUTH CAROLINA NATIONAL BANK BY: [Signature] (Seal) AND: TRUMAN L. CAMPBELL, JR. (Seal) Co-Administrators, C.T.A de bonis non, and Trustees of the Last Grantor Will and Testament of Bennye W. Duckworth

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 22nd day of October, 1975. Miriam A. Sanders (Seal) Notary Public for South Carolina My Commission expires May 2, 1983.

Sara Connor

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. [Name] 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 Grantee 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 [Date] day of [Month], 19[Year] (Seal) Notary Public for South Carolina

My Commission expires [Date], 19[Year] Recorded this [Date] day of [Month], 19[Year], at [Time] P.M., No. [Number]

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