

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TITLE TO REAL ESTATE

VOL 1093 PAGE 801

KNOW ALL MEN BY THESE PRESENTS, that RALPH DUNCAN AND WILLIE MAE L. DUNCAN

in consideration of FIVE AND NO/100-----(\$5.00)----- Dollars,
LOVE AND AFFECTION

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell, and release unto DONALD E. DUNCAN AND KATHY K. DUNCAN, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, in Saluda Township, on the Southern side of Dividing Water Road and being shown and delineated as a 7.18 acre tract on a Plat entitled "Ralph Duncan Property, Surveyed for Donald Duncan" by Lindsey and Associates, R.L.S., dated August 19, 1978 and recorded in the Greenville County RMC Office in Plat Book 6-4 at Page 34, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a R.R. spike in the center of Dividing Water Road approximately 4,000 feet from the intersection of the said Dividing Water Road and Old Highway No. 11 and running thence along other property of the Grantors as the common boundary line, S. 9-13 W. 130.83 feet to a new iron pin; thence continuing along other property of the Grantors as the common boundary line, S. 34-37 W. 410.99 feet to a new iron pin, joint rear corner of the within tract and other property of the Grantors; thence turning and running along property now or formerly of Timberland, Inc., N. 53-45 W. 1,275.03 feet to a new iron pin in the center of Dividing Water Road; thence turning and running along the center line of said Dividing Water Road, S. 75-49 E. 640.21 feet to a nail and cap in the center of said Road; thence continuing with the center line of said Road, S. 66-36 E. 321.33 feet to a nail and cap in the center of said Road; thence continuing with the center line of said Road, S. 89-40 E. 367.10 feet to a railroad spike, the point of beginning.

This conveyance is made subject to all restrictions, easements, setback lines, roadways and rights of way of record or on the recorded plat.

This being a portion of the premises heretofore conveyed to the Grantors herein by deed of Mack C. Thomas and Elma Lee Thomas dated October 19, 1962 and recorded in the Greenville County RMC Office in Deed Book 709 at Page 214 on October 19, 1962.

Grantee's mailing address is: Box 225
Tigerville, S. C. 29688

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

WITNESS the grantor's(s') hand(s) and seal(s) the 1st day of December, 19 78.

SIGNED, sealed and delivered in the presence of:

Kathy H. Brissey
Paul H. Barbare

Ralph Duncan (SEAL)
Ralph Duncan
Willie Mae L. Duncan (SEAL)
Willie Mae L. Duncan
(SEAL)

STATE OF SOUTH CAROLINA }
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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(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 1st day of December 19 78.

Paul H. Barbare (SEAL)
Notary Public for South Carolina
My Commission expires 1-15-85

Kathy H. Brissey

STATE OF SOUTH CAROLINA }
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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 relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

1st day of December 19 78.

Paul H. Barbare (SEAL)
Notary Public for South Carolina
My commission expires 1-15-85

Willie Mae L. Duncan
Willie Mae L. Duncan

18173

RECORDED this DEC 15 1978 day of at 1:18 P. M., NO.

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