

Grantees' address: 18 Greenwood Avenue, Greenville, SC 29615

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. GREENVILLE, S.C. 29603

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 11 4 08 PM '79
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ROBERT FABIAN RIDGEWAY and GEORGE HARPER RIDGEWAY-----

in consideration of Ten Thousand Five Hundred and No/100 (\$10,500.00)----- Dollars

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

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the western side of Greenwood Avenue and being further known as Lot 54 and part of Lot 53 of Hudson Acres as shown on plat entitled "Hudson Acres", dated June 1950, prepared by Woodward Engineering and Construction Company and J. C. Mill Associates, recorded in the Greenville County R.M.C. Office in Plat Book Y at Page 39, and having, according to a more recent plat thereof entitled "Property of William E. Duncan and Donna C. Duncan", dated December 14, 1978, prepared by Freeland & Associates, recorded in the R.M.C. Office for Greenville County in Plat Book 6-U at Page 80, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Greenwood Avenue at the joint front corner of Lots 54 and 55 (said iron pin being 670 feet, more or less, from Hudson Drive) and running thence along Greenwood Avenue, S. 6-01 E., 99.92 feet to a point; thence S. 12-34 E., 49.58 feet to an iron pin at the joint front corner of Lots 54 and 53; thence S. 25-15 E., 18.29 feet to an iron pin; thence S. 38-11 W., 254.83 feet to an iron pin; thence N. 59-41 W., 33.58 feet to a point; thence N. 34-24 W., 89.65 feet to a point; thence N. 34-59 W., 26.66 feet to an iron pin at the joint rear corner of Lots 53 and 46; thence N. 7-54 W., 99.37 feet to an iron pin; thence N. 3-41 E., 196.79 feet to a point at the joint rear corner of Lots 44 and 54; thence S. 79-10 E., 228.46 feet to an iron pin at the joint front corner of Lots 54 and 55, the point and place of beginning.

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This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is a portion of the property conveyed to Grace H. Ridgeway by deed of R. G. Ridgeway
-----continued on reverse-----

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 assigns against the grantor(s) and the grantor'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) this 10th day of January 19 79

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.
Jan M. Wylie

Robert Fabian Ridgeway (SEAL)
George Harper Ridgeway (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COM. DIST. 1
DOCUMENTARY STAMP TAX
21.30

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 10th day of January 19 79

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81

Jan M. Wylie

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 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10th day of January 19 79

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81

Marlene Ridgeway

RECORDED this _____ day of _____ 19 _____ at _____

SOUTH CAROLINA COUNTY DOCUMENTARY STAMP TAX
11.55

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