

TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS, Attorney at Law

State Of South Carolina

Greenville COUNTY 15 2 1950



Know All Men by These Presents:

That I, D.V. Duncan, in consideration of the sum of Two Hundred Twenty-five (\$225.00) Dollars, in the State aforesaid, DOLLARS,

Pat Wiggins 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 Pat Wiggins and his heirs and assigns:

All that certain parcel or lot of land about 1 1/2 miles Southwest from the City of Greer, near the Brushy Creek Road and South therefrom, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lots Nos. 26, 27 and 28 of the Sam H. James Estate, according to survey and plat by H.L. Dunahoo, Surveyor, dated November 25, 1947, plat recorded in Plat Book T, page 12, R.M.C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning at a stake at the intersection of two new streets, Northwestern corner of Lot No. 28, and running thence along the southern edge of one of said streets, N. 61.40 E. 150 feet to a stake, corner of Lot No. 42; thence along the line of Lot No. 42, S. 27.30 E. 180 feet to a stake, corner Lot No. 25; thence along the line of Lot No. 25, S. 61.40 W. 150 feet to a stake on the eastern edge of a new street; thence along same, N. 27.30 W. 180 feet to the beginning corner.

Subject to the right-of-way given Duke Power Co. over a portion of Lot No. 28.

This is the same property conveyed to D.V. Duncan by deed of H.O. Garland, et al., recorded in Deed Book 383, page 99, R.M.C. Office for Spartanburg 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(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 31st day of January in the year of our Lord One Thousand Nine Hundred and Fifty.

Signed, Sealed and Delivered in the Presence of Marvin Waddell, Ansel M. Hawkins, D.V. Duncan (Seal), (Seal), (Seal), (Seal)

State of South Carolina

Greenville COUNTY Personally appeared before me Marvin Waddell

and made oath that he saw the within named grantor(s) D.V. Duncan sign, seal and as his act and deed delivered the within written deed, and that he, with Ansel M. Hawkins witnessed the execution thereof.

Sworn to before me this 31st day of January, A. D. 1950. Ansel M. Hawkins (Seal) Notary Public for South Carolina Marvin Waddell

State of South Carolina

Greenville COUNTY I, Ansel M. Hawkins Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Catherine B. Duncan wife of the within named D.V. 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 Pat Wiggins and 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 31st day of January, A. D. 1950. Ansel M. Hawkins (Seal) Notary Public for South Carolina Catherine B. Duncan

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 15th day of May 1950 at 2:54 P. M. No. 11877 G5-2-67, 68 & 69