

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, H. W. Duncan

in the State aforesaid, in consideration of the sum of Twenty-eight hundred eighty-two and 15/100 (\$2882.15) Dollars and ~~cents~~ assumption of the mortgage indebtedness hereinbelow set forth

to me paid by W. E. Watt

in the State aforesaid, 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 W. E. Watt all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

being known and designated as lot 17 of Block O on plat of O. P. Mills property, recorded in R. M. C. Office for Greenville County in Plat Book F, page 299, having the following metes and bounds;

Beginning at an iron pin on the south side of Arthur Avenue, joint corner of lots 16 and 17, and running thence with line of lot No. 16 S. 24-26 E. 180 feet to iron pin; thence N. 70-39 E. 58 feet to iron pin; thence with line of lot 18, N. 24-00 W. 192.9 feet to iron pin on the south side of Arthur Avenue; thence with south side of Arthur Avenue S. 58-00 W. 60 feet to beginning.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the unpaid balance due on the mortgage covering the above described premises held by the Aiken Loan and Security Company of Florence, S. C., said unpaid balance being \$3617.85.

The above described land is the same conveyed to me by J. D. Plowden on the 7th day of February 1944, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 260 Page 385

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 premises before mentioned unto the said W. E. Watt, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said W. E. Watt, his heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 27th day of January in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of H. W. Duncan (SEAL)
Levis A. Johnson (SEAL)
H. O. Gaddy (SEAL)

S. C. Stamps Cancelled, \$ 6 and 00 Cents.
U. S. Stamps Cancelled, \$ 3 and 30 Cents.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE

PERSONALLY appeared before me H. O. Gaddy
H. W. Duncan

and made oath that he saw the within named his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he sign, seal, and as Levis A. Johnson witnessed the execution thereof.

SWORN to before me, this 27th day of January 1945
Patrick C. Fant (L. S.)
Notary Public, S. C. H. O. Gaddy

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, D. B. Leatherwood, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ella E. Duncan the wife of the within named H. W. 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 the within named W. E. Watt, 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 27th day of January Anno Domini, 1945
D. B. Leatherwood (L. S.)
Notary Public, S. C. Ella E. Duncan

Recorded February 2nd 1945 at 12:45 o'clock P. M. BY: E.G.