

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Richard F. Collins, individually and as executor of the estate in the State aforesaid, of Ben F. Perry, deceased, in consideration of the sum of One Thousand Dollars (\$1000.00) - - - DOLLARS,

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 James L. Duncan, his heirs and assigns:

All that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot 176 as shown on revised map No. 5, Sans Souci Heights, recorded in Plat Book "BB" at Pages 90-91, being more particularly described according to said plat as follows:

BEGINNING at an iron pin in the north side of Langston Drive at the lot front corner of Lots 175 and 176 and running thence N. 21-06 W. 160.3 feet to an iron pin; thence S. 1-10 E. 70 feet to iron pin rear corner of Lot 177; thence with line of said lot S. 1-10 E. 150 feet to an iron pin on the north side of Langston Drive; thence with said drive S. 71-00 W. 100 feet to the point of beginning, being a portion of the premises devised to the said James L. Duncan as will appear by reference to Apt. 628, File 1, in the office of the Probate Court.

The above conveyance is made subject to the Duke Power Company right-of-way as shown on the recorded plat and the building restrictions recorded in Deed Book 12 at Page 10.

GRANTEE to pay 1954 taxes.



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 10th day of September, 1954, in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

[Handwritten signatures of witnesses]

Richard F. Collins (Seal)
Individually and as executor of the estate of Ben F. Perry, deceased (Seal)
State of South Carolina (Seal)
South Carolina (Seal)
South Carolina (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me

and made oath that s he saw the within named grantor(s) of the estate of Ben F. Perry, deceased sign, seal and a fact and deed deliver the within written deed, and that s he, with I. E. H. Blythe, Jr. witnessed the execution thereof.

Sworn to before me this 10th day of September, A. D. 1954. [Signature] (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I. E. H. Blythe, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alice F. Collins, wife of the within named Richard F. Collins 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 James L. Duncan, Heirs and Assigns all her interest and estate, and also 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 10th day of September, A. D. 1954. [Signature] (Seal) Notary Public for South Carolina

Alice F. Collins