

DEC 27 10 46 AM 1957

BOOK 590 PAGE 33

# State of South Carolina,

Greenville County

OLLIE FARRWORTH

R.M.C.

Know all Men by these presents, That We, Albert M. Duncan, Alvin J. Duncan, Jesse S. Duncan and Carrie Mae Duncan Reaves, of Greenville County

in the State aforesaid, in consideration of the sum of

Ten and No/100 - - - - - (\$10.00) - - - - - Dollars  
and love and affection  
to us paid by Cora May Duncan

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 Cora May Duncan, her heirs and assigns forever all our right, title and interest in and to the following described real estate:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, and being known and designated as a part of Tract No. 2, of the property of Putman and Craft as shown on plat thereof made by W. J. Riddle, and being more particularly described as follows to-wit:

BEGINNING at an iron pin in the line of property of W. L. Brown at a point 707.9 feet east of the center of Sulphur Springs Road, and running thence along the line of that property, S. 70-03 E. 60 feet to an iron pin; thence still along the line of the Brown Property, S. 84-41 E. 1215 feet to an iron pin; thence S. 44-05 W. 251 feet to an iron pin; thence N. 19-16 W. 200 feet to an iron pin; thence S. 68-50 W. 365.4 feet to an iron pin in line of the property of Herbert Farr; thence along the line of his property, N. 84-30 W. 775.4 feet to a stake, at a point 735.1 feet east of the center of Sulphur Springs Road; thence on a new line across said Tract No. 2, N. 22-57 E. 216 feet to the beginning corner.

The above described lot contains 4.50 acres and is designated on a new survey made by W. J. Riddle on February 20, 1950 as Lot No. 2 of the property of Albert M. Duncan and Christine E. Duncan.

It is understood and agreed that the grantees herein shall have a right-of-way along the northern line of Lot No. 1 for the purpose of ingress and egress to and from the property hereinabove conveyed, said right-of-way being 10 feet in width and is to inure to the benefit of the grantee herein, her heirs and assigns.

The above described property is the same property conveyed to J. C. Duncan and Cora May Duncan by Albert Mills Duncan and Christine Epps Duncan by deed dated February 23, 1950 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 403, at Page 266. The said J. C. Duncan died intestate during the year 1957 and his undivided one-half interest in said property descended to his wife, Cora May Duncan (the grantee herein), and his four children, Albert M. Duncan, Alvin J. Duncan, Jesse S. Duncan and Carrie Mae Duncan Reaves (the grantors herein), all of whom being the sole heirs and distributees of the said J. C. Duncan, deceased.

ES-2-21