

LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

GRANTEE'S MAILING ADDRESS:  
48 Long Forest Drive  
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Joetta B. Tallant

in consideration of One and No/100-----(\$1.00)-----and love and affection-----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 Patsy Sue Duncan, her heirs and assigns forever;

ALL my undivided, one-half interest in and to the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, being known and designated as the eastern half of Lot No. 23, as shown on plat of the Nabors & Bridges Property, recorded in the RMC Office for Greenville County in Plat Book 0 at Page 195, and having, according to a more recent survey made by J. C. Hill, Surveyor, May 1, 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Long Forest Drive, the joint corner of Lots Nos. 22 and 23 and running thence with the joint line of said Lots, N.00-15 E. 357.1 feet to an iron pin; thence due west 90 feet to an iron pin; thence with the center of Lot No. 23 as the line, S.00-15 W. 256.75 feet to an iron pin on the north side of Long Forest Drive; thence with the north side of said Street, S.89-45 E. 90 feet to the beginning corner.

13(308) 426-2-23(NOTE)

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

PATSY SUE DUNCAN was formerly Patsy B. Smith and was co-tenant with the Grantor, Joetta B. Tallant, under deed from Julia D. Bowen, dated February 27, 1981, recorded in the RMC Office for Greenville County in Deed Book 1144 at Page 230 on March 12, 1981. Under said deed Julia D. Bowen retained a life estate interest in the above described property. Julia D. Bowen died intestate on November 16, 1981 in Greenville County, South Carolina.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 26th day of February, 19 82.  
SIGNED, sealed and delivered in the presence of:  
Joetta B. Tallant (SEAL)  
Kathy H. Rollins (SEAL)  
Paul D. Barber (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }  
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 26th day of February 19 82.  
Paul D. Barber (SEAL) Kathy H. Rollins  
Notary Public for South Carolina  
My commission expires 1/15/85.

STATE OF SOUTH CAROLINA }  
COUNTY OF }  
RENUNCIATION OF DOWER  
NOT NECESSARY-WOMAN GRANTOR.  
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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.  
GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.  
My commission expires \_\_\_\_\_

RECORDED MAR 1 1982 at 9:49 A. M., No. \_\_\_\_\_

0.041

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