

Mail to: Patrick M. Erwin  
Karen C. Ellison  
304 Elm Street  
Greenville, SC 29605

MASTER'S DEED  
FILED  
S.C.

Vol. 1179, p. 896

DEC 23 PM '82

JOHN R. RSLEY

State of South Carolina,  
Greenville County

IN THE COURT OF COMMON PLEAS

**To All Whom These Presents Shall Come:**

I, W. Daniel Yarborough, Jr., as Master in and for the County aforesaid, SEND GREETING:

WHEREAS, Patrick M. Erwin and Karen C. Ellison

on or about the second day of November in the year of  
our Lord nineteen hundred and eighty-two exhibited their  
complaint in the Court of Common Pleas for the County aforesaid, against  
Eva Mitchell Duncan, a person non compos mentis, represented by her  
Committee, Kenneth R. Warrick and Evelyn H. Warrick

demanding relief as to the real estate described in the complaint: and the cause being at issue, came on to be heard  
on the twenty-eighth day of December 1982,  
and such proceedings were had therein as resulted in a decree of the said Court, whereby it was adjudged and  
decree that the said real estate hereinafter mentioned and described, be conveyed by W. Daniel Yarborough, Jr.  
as Master in and for the County aforesaid, to Patrick M. Erwin and Karen C. Ellison

for the purposes mentioned in the said decree, as by reference thereto on file in said Court, will appear;  
(See Judgment Roll No. 82-9083) 14(500) 219-7-14

NOW, Therefore, Know all Men by these Presents, that I, W. Daniel Yarborough, Jr., as Master, in and  
for the County of Greenville aforesaid, by virtue of the aforesaid decree, & consideration of \$35,000.00

HAVE GRANTED, conveyed and released, and by these presents, DO GRANT, convey and release unto  
the said Patrick M. Erwin and Karen C. Ellison:

ALL that certain piece, parcel, or lot of land, situate, lying and being  
on the western side of Elm Street, in the City of Greenville, County of  
Greenville, State of South Carolina, recorded in the RMC Office for  
Greenville County in Plat Book F at Page 226, and having, according to  
a more recent survey prepared by Jones Engineering Service, dated  
December 22, 1982, entitled "Property of Patrick M. Erwin and Karen C.  
Ellison", the following metes and bounds:

BEGINNING at an iron pin on the western side of Elm Street, 166.5 feet  
from the west side of Grove Road, and running thence S. 37-32 W. 181.7  
feet to an iron pin on the rear line; thence along said rear line,  
N. 44-33 E. 70 feet to an iron pin; thence N. 40-42 E., 180.6 feet to  
an iron pin on the western side of Elm Street; thence with Elm Street,  
S. -4-33 E. 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to A. C. Duncan by deed from M. M.  
Howell, as Trustee, dated May 31, 1934 recorded June 1, 1934, in Deed Book  
175, Page 425. A.C. Duncan died testate on October 27, 1957, and by his  
Last Will and Testament devised all of his estate to his wife, Eva M.  
Duncan. See Apt. 672, File 16, Office of Probate Court for Greenville County.

CITY OF GREENVILLE

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
DEC 23 1982  
70.00

GREENVILLE COUNTY  
36.50

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