

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNIE S. TANKERSLEY  
R.M.C.

grantee address  
120 Folkshire Court  
Greenville, SC 29611

BOOK 1117 PAGE 27

KNOW ALL MEN BY THESE PRESENTS, that WE, CARROLL EDWARD EPPS AND PATRICIA ANN EPPS

in consideration of Twenty Seven Thousand Three Hundred Sixty Two and 20/100ths (\$27,362.20) Dollars,  
plus assumption of mortgage indebtedness as shown below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto Ronald B. Mellor & Barbara S. Mellor, their heirs and assigns, forever;

ALL that certain piece, parcel, or lots of land, situate, lying and being on the  
southern side of Folkshire Court, Greenville County, South Carolina, being shown  
and designated as Lots 96 and 97 on a Plat of WESTCLIFFE, recorded in the RMC  
Office for Greenville County in Plat Book JJJ, at Page 74, and having, according  
to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Folkshire Court, joint front  
corner of Lots 95 and 96, and running thence S30-11E, 169.7 feet to an iron pin;  
thence with the rear line of Lot 96, S 58-12W, 111.0 feet to an iron pin; thence  
S 77-43 W, 161.7 feet to an iron pin on the rear line of Lot 97; thence conti-  
nuing S 88-53 W, 100.0 feet to an iron pin; thence N 52-48 W, 84.0 feet to an  
iron pin; thence N 29-40 E, 129.8 feet to an iron pin; thence with the joint pro-  
perty line of Lot 98 and Lot 97, N 61-55 E, 225.0 feet to an iron pin on Folk-  
shire Court; thence continuing with the Southern side of Folkshire Court, S 27-  
21 E, 45.0 feet to an iron pin; thence S86-26 E, 30.0 feet to an iron pin; thence  
N 62-05 E, 30.0 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning  
ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to Carroll Edward Epps and Patricia Ann Epps  
by deed of Jack P. Dean and Joy Gaul Dean, dated May 26, 1977, and recorded May  
27, 1977, in Deed Book 1057 at Page 458.

-13-305-B3.2-5-93,94

This property is conveyed subject to all restrictions, easements and zoning  
ordinances of record or on the ground affecting said property.

This property is also conveyed subject to mortgage indebtedness due to North  
Carolina National Bank, evidenced by mortgage from Carroll Edward Epps and Patricia  
Ann Epps, dated May 26, 1977, in Mortgage Book 1399, at Page 161, in the RMC Office  
for Greenville County, S.C., the balance on which is approximately \$41,587.80.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-  
pertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and  
assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(s) heirs or successors and against every per-  
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 7th day of December, 1979

SIGNED, sealed and delivered in the presence of:

*Nancy J. Head*  
*L. L. Allen Smith*

*Carroll Edward Epps* (SEAL)  
*Patricia Ann Epps* (SEAL)

SC70

STATE OF SOUTH CAROLINA }  
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 7th day of December 1979

*L. L. Allen Smith* (SEAL)  
Notary Public for South Carolina.

*Nancy J. Head*

My commission expires 9-26-82

SC79

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 whomso-  
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-  
tate, 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

7th day of December 1979

*L. L. Allen Smith* (SEAL)  
Notary Public for South Carolina.

My commission expires 9-26-82

*Patricia Ann Epps*

SC82

RECORDED this 7th day of Dec., 1979

at 4:07 P/M 18971

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
30.25  
DEC-779  
PB 1981

0027

4328 RV-2