

VOL 400 PAGE 338

The State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.

JAN 19 12 53 PM 1950

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That I, BERRY EPPS,

in the State aforesaid, in consideration of the sum of TWENTY-FIVE & NO/100 (\$25.00)
DOLLARS, and covenants hereinafter recited in this deed - - - - XMMMXKX

to me in hand paid at and before the sealing of these presents by
J. RANDOLPH TAYLOR,

(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 J. RANDOLPH TAYLOR, his Heirs and ASSIGNS:-

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, near Cleveland Forest Sub-division, and having according to a plat prepared by Dalton & Neves, Engineers, dated January, 1949, entitled "Property of J. Randolph Taylor", the following metes and bounds, courses and distances, to-wit:-

BEGINNING at an iron pin at the joint corner of the property herein conveyed and property now or formerly of R. E. Hughes (shown on the aforementioned plat as Ballentine property), which iron pin is located in the Southern line of Lot No. 13 of Cleveland Forest Subdivision (not shown on the aforementioned plat), and running thence along the common line of the property herein conveyed and Cleveland Forest Sub-division N. 64-44 E. 356 feet to an iron pin; thence along the common line of the property herein conveyed and property now or formerly of Stephens, S. 17-30 E. 52.8 feet to an iron pin; thence S. 19-30 E. 185.2 feet to an iron pin; thence along the common line of the property herein conveyed and property now or formerly of R. E. Hughes, N. 80-22 W. 411 feet to an iron pin, the beginning corner.

The above described property includes a lot having a width of 50 feet and a depth of 100 feet heretofore conveyed by the Grantor herein and Corrie Epps, now deceased, to Frank Estes, the said Frank Estes having subsequently conveyed this property to the Grantee herein.

As part of the consideration for this conveyance:

(1) The Grantee agrees and covenants with the Grantor that the Grantor may continue to reside on the premises hereinabove described by metes and bounds, and that the said Grantor may cultivate said property and enjoy such profits as may accrue therefrom, during the term of the Grantor's natural life.

(2) The Grantee covenants with the Grantor that he, the Grantee, will pay all City, State and County taxes levied against said property, as well as all other public assessments which may from time to time be established and constitute a lien against said property.

(3) The Grantee covenants with the Grantor that the said Grantee shall install or cause to be installed a water line running from Fernwood Lane in Cleveland Forest Subdivision to the property hereinabove described.