

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That We, James R. Epps, Jr. and William James Epps in the State aforesaid, in consideration of the sum of One Dollar (\$1.00) - - - - - DOLLARS, love and affection

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Bernice Holliday Epps, Her Heirs and Assigns, All my right, title, interest and estate in and to the following described property:

All that piece, parcel or lot of land situate in Dunklin Township, Greenville County, South Carolina, containing 6.46 acres, more or less, and according to plat made by J. Coke Smith, May 31, 1940, having the following metes and bounds, towit:

BEGINNING at a pine corner of property of H. T. Epps and F. L. Holliday and running thence with the Epps line S. 4 E. 12.89 chains; thence S. 54-45 W., 2.70 chains to center of road; thence with the center of road N. 46 W., 1.88 chains; thence N. 29-15 W., 3.24 chains; thence N. 10-35 W., 8.29 chains to Holliday line; thence with Holliday line N. 69-35 E., 6.12 chains to the point of beginning, and being identically the same property conveyed by J. V. Hunter to James R. Epps by deed recorded in Deed Book 353, page 251, the said James R. Epps having departed this life intestate January 29, 1950. (See Probate File Apt. 651, File 39).

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and Her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 3rd day of March in the year of our Lord One Thousand Nine Hundred and Sixty One.

Signed, Sealed and Delivered in the Presence of

Joe W. Hanks
Rubye B. DeVore

James R. Epps, Jr. (Seal)
William James Epps (Seal)

State of South Carolina, Greenville County

Personally appeared before me Joe W. Hanks

and made oath that he saw the within named grantor(s) James R. Epps, Jr. and William James Epps deliver the within written deed, and that he, with Rubye B. DeVore sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 3rd day of March, A. D. 19 61
Floyd A. Walker (Seal)
Notary Public for South Carolina

Joe W. Hanks

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Floyd A. Walker Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Judy L. Epps and Mrs. Rachel L. Epps wife of the within named James R. Epps, Jr. and William James Epps did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Bernice Holliday Epps, Her Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 5th day of June, A. D. 19 61
Floyd A. Walker (Seal)
Notary Public for South Carolina

Judy L. Epps
Rachel L. Epps

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 15th day of June 19 61, at 11:05 A.M., No. 30969

600.1-1-5