

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, J. Frank Eppes departed this life intestate on or about the 23rd day of February, 1946, leaving as his sole heirs at law and distributees his widow, Vena A. Eppes, and the following Children, to-wit: Robert H. Eppes, Martha E. Lennon, James A. Eppes, Frank Eppes and Mary Ann Eppes, all of which children are more than 21 years of age with the exception of Mary Ann Eppes, who is a minor 16 years of age; and

WHEREAS, the said J. Frank Eppes was at the time of his death seized and possessed of the real estate hereinafter mentioned and described, NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That We, Vena A. Eppes, Robert H. Eppes, Martha E. Lennon, James A. Eppes, Frank Eppes and Mary Ann Eppes,

in the State aforesaid in consideration of the sum of Ten (\$10.00) Dollars and the assumption of the mortgages hereinafter mentioned and described

us to J. W. Lunsford in hand paid, at and before the sealing of these presents by

in the State aforesaid, 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. W. Lunsford, his heirs and assigns forever,

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, containing sixty-five (65) acres, more or less, lying in the forks of the North and South Saluda Rivers, and having the following metes and bounds, to-wit:

BEGINNING at a stone on South Saluda River, corner of John H. Williams property; thence down the center of the said South Saluda River to the intersection of the South and North Saluda Rivers; thence up the meanders of said North Saluda River to a stone on North Saluda River, corner of John H. Williams tract; thence N. 87 W. twenty (20) chains to the beginning corner, and being Tracts Nos. five (5) and six (6) and part of Tracts Nos. four (4) and three (3), as is represented by a plat made by W. A. Hudson October 8th, 1909, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "E", at page 31, and being the same tract of land conveyed to J. Frank Eppes by Mrs. Lucy B. Perry by her deed dated March 2, 1917, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book No. 43, at page 71.

As a part of the consideration for this deed the Grantee herein hereby assumes and agrees to pay that certain mortgage made and executed by Mrs. Lucy B. Perry to J. L. Love in the principal sum of Seven Hundred and Fifty (\$750.00) Dollars, dated March x, 1917, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book No. 60, at page 130.

ALSO, as a part of the consideration for this deed the Grantee herein hereby assumes and agrees to pay that certain mortgage made and executed by J. Frank Eppes to Julia D. Charles in the principal sum of Three Hundred (\$300.00) Dollars dated x day of x, and recorded in Mortgage Book No. 70, at page 22.

For authority to divest the minor Mary Ann Eppes of her interest in said property see Judgment Roll No. x in the Office of the Clerk of Court for Greenville County, S. C., and deed of E. Inman, Master, to J. W. Lunsford, dated x day of September, 1946, and not yet recorded.

For Extra Probate to this deed see deed book 298, page 604