

STATE OF SOUTH CAROLINA, REC 18 4 36 PM 1952

GREENVILLE COUNTY

TITLE FAKTSHEET

R.M.C.

Know All Men by These Presents:

That I, CARL E. EPTING, JR. in the State aforesaid.  
in consideration of the sum of TWO THOUSAND TWO-HUNDRED-FIFTY & NO/100 (\$2250.00) DOLLARS.

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 W.O. GROCE, His Heirs and Assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Alpine Way and Coventry Lane, and being shown as all of Lot EIGHTY-TWO (82) on plat of property of Central Development Corporation, prepared in October, 1951, by Dalton & Neves, Engrs., (as revised in December, 1951), which plat is recorded in the R.M.C. Office, Greenville County, S.C., in Plat Book Y, at pages 148-149 (also Plat Book BB, at pages 22-23), and being according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron on the Southeast side of Alpine Way, at point corner of lots 83 and 82; thence with line of Lot 83, S. 58-19 E. 102.8 feet to an iron pin at the point rear corner of Lots 81 and 82; thence with line of Lot 81, S. 31-54 W. 146.0 feet to an iron pin on the Northernly side of Coventry Lane; thence along said Lane, the following courses and distances, to-wit: N. 67-11 W. 34.5 feet to an iron pin; thence N. 50-41 W. 69.7 feet to an iron pin; thence along a curving course (the chord of which is N. 2-05 E.) 24.8 feet to an iron pin on the Southeast side of Alpine Way; thence along said way, N. 46-28 E. 128.0 feet to point of beginning.

Being the identical lot conveyed to the Grantor by said Central Development Corporation by deed to be recorded herewith.

Subject to such restrictions relative to the use of said property and to such rights-of-way and easements for utilities as may affect said property of record in said R.M.C. Office.

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 HIS 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 12th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Two.

Signed, Sealed and Delivered in the Presence of

*Louise Moore*  
*P. Bradley Morrah Jr.*



*Carl E. Epting Jr.*

(Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina,

Greenville County

Personally appeared before me

and made oath that s/he saw the within named grantor(s) CARL E. EPTING, JR.

written deed, and that s/he, with P. Bradley Morrah, Jr. sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 12th day of December, A. D. 1952  
*P. Bradley Morrah Jr.* (Seal)  
Notary Public for South Carolina

*Louise Moore*

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, P. Bradley Morrah Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret P. Epting wife of the within named Carl E. Epting, Jr. 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 W.O. Groce, his 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 12th day of December, A. D. 1952  
*P. Bradley Morrah Jr.* (Seal)  
Notary Public for South Carolina

*Margaret P. Epting*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_

Recorded this 18th day of December 1952, at 4:36 P. M., No. #28012