

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

BOOK 675 PAGE 515

JUN 15 11 05 AM 1951

KNOW ALL MEN BY THESE PRESENTS That I, Andy Franklin Epps

in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00)  
love and affection Dollars  
to me in hand paid at and before the sealing of these presents  
by Bernice Holliday Epps

(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, forever: All my right, title, interest and estate in and to the following described property:

All that certain piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, containing 51 acres, more or less, and having

~~the following metes and bounds according to plat made by Dalton and Neves,~~

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the following metes and bounds according to plat made by Dalton and Neves, February, 1945 of the property of Mary A. Cooley estate, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint corner of property now owned by G. L. Cooley estate, and running thence with line of property of Geirge Cooley and Fate Cooley, N. 57-25 E. 902 feet to post oak near spring; thence down spring branch as a line, the traverse lines being as follows: N. 89-45 E. 122 feet; thence S. 89-25 E. 266 feet; S. 86-00 E. 271 feet; N. 72-35 E. 257 feet; N. 78-32 E. 151 feet; S. 49-40 E. 159 feet; S. 80-50 E. 296 feet; N. 59-10 E. 117 feet; S. 86-00 E. 113 feet to iron pin, corner of property of J. W. and W. M. Clatworthy; thence with line of said property, S 3-00 E. 1054 feet to iron pin, corner of property owned by Mrs. L. F. Scruggs; thence with line of said property N. 88-00 W. 2318 feet to iron pin, corner of property of estate of G. L. Cooley; thence with line of said property N. 19-00 W. 519 feet to the beginning corner. Being the same conveyed to James R. Epps by Jack Cooley, 1944.

ALSO "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, to wit:

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 Court records, Apt. 651, File 39)."

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