

STATE OF SOUTH CAROLINA,
County of GREENVILLE

OLLIE FARNSWORTH
JAMES A. EPPES

KNOW ALL MEN BY THESE PRESENTS That JAMES A. EPPES in the State aforesaid,

in consideration of the sum of Nine Hundred Fifty and No/100ths (\$950.00)-----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 WILLIAM A. HAMMOND:

All that certain piece, parcel or lot of land situate, lying and being on the Southwestern side of Floyd Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 90 as shown on a plat entitled "Monaghan Subdivision, Section Two", prepared by Piedmont Engineering Service, dated May, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at page 151, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Floyd Street at the joint front corner of Lots Nos. 89 and 90, and running thence with the line of Lot No. 89 S. 38-30 W. 160 feet to an iron pin; thence with the rear line of Lot No. 64 N. 51-30 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 90 and 91; thence with the line of Lot No. 91 N. 38-30 E. 160 feet to an iron pin on the Southwestern side of Floyd Street; thence with the Southwestern side of Floyd Street S. 51-30 E. 75 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of J.P. Stevens & Co., Inc., dated April 11, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 648 at page 458.



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, 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 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 31st day of October in the year Sixty-one.

Signed, Sealed and Delivered in the Presence of
Joanne H. Brothers
Fred D. Cox, Jr.

James A. Eppes (Seal)
James A. Eppes (Seal)

(Seal)

STATE OF SOUTH CAROLINA } Personally appeared before me Joanne H. Brothers
County of GREENVILLE } and made oath that she saw the within named grantor(s) sign, seal and as his
act and deed deliver the within written deed, and that she, with Fred D. Cox, Jr. witnessed the execution thereof.

Sworn to before me this 31st day of October, A. D. 19 61.
Fred D. Cox, Jr. (Seal)
Notary Public for South Carolina

Joanne H. Brothers

STATE OF SOUTH CAROLINA }
County of GREENVILLE } I,
do hereby certify unto all whom it may concern, that Mrs. wife of the within named James A. Eppes did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), his Heirs ~~XXXXX~~ 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 _____ day of _____, A. D. 19 61.
Fred D. Cox, Jr. (Seal)
Notary Public for South Carolina

Recorded October 31st, 1961 at 4:01 P. M. #11201

143-1-44