

STATE OF SOUTH CAROLINA

APR 24 10 23 AM 1968

COUNTY OF GREENVILLE

OFFICE OF THE CLERK

For True Consideration See Affidavit

Book 29 Page 50

KNOW ALL MEN BY THESE PRESENTS, that We, Robert Epps and Carol Lee Epps,

in consideration of One Dollar, and other good and valuable consideration, including the assumption of mortgage hereinbelow referred to the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

WILLIAM B. DUCKER: HIS HEIRS AND ASSIGNS FOREVER:

ALL that lot of land lying in the County of Greenville, State of South Carolina, being known and designated as all of Lot 87 and a portion of Lot 88 on a plat of Pine Brook Development, recorded in Plat Book Z, at page 148, and being described as follows:

BEGINNING at an iron pin on the Northern side of Bridges Avenue, at the joint front corner of Lots 86 and 87, and running thence along the common line of said lots, N. 16-54 W. 150 feet to an iron pin; thence N. 73-06 E. 109.8 feet to an iron pin; thence N. 33-31 E. 159.4 feet to an iron pin on Bridges Avenue; thence along Bridges Avenue, S. 33-06 W. 155 feet to the beginning.

LESS, however, a portion of said Lot 88 conveyed to James E. Bennett by deed recorded in Deed Book 681, at page 418, extending 35 feet along Bridges Avenue, with a depth of 159.4 feet and a rear width of 35 feet.

This is the same property conveyed to the grantors by deed of the grantee dated November 6, 1967 recorded in Deed Book 832, at Page 246 of the R.M.C. Office for Greenville County.

As part of the consideration, grantee assumes and agrees to pay balance due on that certain mortgage from the grantee to the Fountain Inn Federal Savings and Loan Association in the original amount of \$18,000.00, dated October 31, 1967 and recorded in Mortgage Book 1075, Page 219 of the R.M.C. Office for Greenville County, South Carolina.

And as a further part of the consideration, the grantee agrees that the debt secured by that certain mortgage from the grantors to the grantee in the original amount of \$1,000.00, dated November 16, 1967 and recorded in Mortgage Book 1077, Page 382 of the R.M.C. Office for Greenville County, South Carolina shall be extinguished and the mortgage merged into the fee.

The within conveyance is subject to utility easements, rights-of-way and restrictions of record.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 23rd day of April 1968.

SIGNED, sealed and delivered in the presence of:

Robert Epps (SEAL)
Carol Lee Epps (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

Justin C. Latimer
Alvin B. Latimer

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of April 1968

Justin C. Latimer (SEAL)
Notary Public for South Carolina.
My Commission Expires 1-1-71.

Alvin B. Latimer

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd day of April 1968

Justin C. Latimer (SEAL)
Notary Public for South Carolina.
My Commission Expires 1-1-71

Carol Lee Epps

RECORDED this 24th day of April 1968 at 10:28 A.M., No. 27650

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