

TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS, ATTORNEY AT LAW, GREER, SOUTH CAROLINA

State of South Carolina  
GREENVILLE COUNTY

OLLIE FARNSWORTH  
R.M.C.

Know All Men By These Presents:

That I, Phillip L. Eppley,

in the State aforesaid,

in consideration of the sum of Five & No/100 DOLLARS, and love and affection and assumption of mortgage to George W. Vaughn, recorded in Volume 1044, Page 403, which has a principal balance of approximately \$7,000.00, 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 grantee(s) W. Fred Eppley and his heirs and assigns forever:

ALL MY UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in the City of Greer, on the West side of Pelham Street and on the South side of James Street, being known and designated as Lot 12, Block 2, Sheet G-3 on map of the Greenville County Block Book, and having the following metes and bounds:

BEGINNING on an iron pin on the West margin of Pelham Street and on the North margin of Cary Street, and running thence with the West margin of Pelham Street, N. 35-20 E. 142 feet to an iron pin, joint corner of the former Marvin J. Barton lot; thence with the common line of the said Barton lot and the property being conveyed, N. 67-50 W. 140 feet to an iron pin; thence with the rear line of the former Barton lot, N. 19-35 E. 81.5 feet to an iron pin on the South margin of James Street; thence with the South margin of said Street, N. 70-21 W. 129.6 feet to an iron pin; thence S. 19-00 W. 226 feet to an iron pin on the North margin of Cary Street; thence with the North margin of said Street, S. 71-00 E. 224.5 feet to the point of beginning. Being the same property conveyed to grantor and grantee by deed of George W. Vaughn and Lois B. Vaughn, recorded in Deed Book 809, Page 175. Property is conveyed subject to any easements, rights-of-way and restrictions of record, if any. Grantee to pay 1970 taxes.

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 10th day of April in the year of our Lord One Thousand Nine Hundred and ~~xxx~~ Seventy.

Signed, Sealed and Delivered in the Presence of  
*[Signatures]*

*Phillip L. Eppley* (Seal)  
..... (Seal)  
..... (Seal)  
..... (Seal)  
..... (Seal)

State of South Carolina

GREENVILLE COUNTY

Personally appeared before me Elizabeth W. Moun

and made oath that she saw the within named grantor(s) Phillip L. Eppley sign, seal and as his act and deed deliver the within written deed, and that she, with Charles W. Ellis witnessed the execution thereof.

Sworn to before me this 10th day of April A. D., 1970

*[Signature]* (Seal)  
Notary Public for South Carolina

*Elizabeth W. Moun*

My Commission Expires 9-10-79

State of South Carolina

GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, Elizabeth W. Moun, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Geraldine W. Eppley wife of the within named Phillip L. Eppley 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. Fred Eppley and his Heirs and Assigns, all her interest and estate, and also 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 10th day of April A. D., 1970

*Elizabeth W. Moun* (Seal)  
Notary Public for South Carolina

*Geraldine W. Eppley*

My Commission Expires 10-16-78

Cancelled documentary stamps attached: S. C. \$ ..... U. S. \$ ..... 11:42 A.M. April 1970 at M. No. #22354

2021/2/21/21-53-582