

ASHMORE & HUNTER, ATTORNEYS, 110 Laurens Road, Greenville, South Carolina 29603

VCI 1066 PAGE 527

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Bessie Inez C. Epps and William Henry Epps

in consideration of Twenty Five Thousand & 00/100 (\$25,000.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Kenneth A. Coker and Daren K. Coker, all of our right, title and interest in and to the below-described property:

ALL that certain tract of land in Dunklin Township, Greenville County, South Carolina, containing 37.22 acres, more or less, about five (5) miles east of Belton, South Carolina, and having the following metes and bounds according to a survey made by James F. Willis, February 20, 1909.

BEGINNING at the northeast corner and running N. 84 1/4 W. 12.75 chains to a stone; thence S. 2 3/4 E. 23.00 chains to a stone; thence 84 1/4 E. 10.00 chains to a stone; thence S. 3/4 E. 17.07 chains to a stone; thence N. 84 1/4 W. 2.38 chains to a stone; thence S. 3/4 E. 20.00 chains to a stone; thence 84 1/4 E. 4.00 chains to a stone; thence N. 3/4 W. 50.00 chains to the beginning.

The above referenced property is conveyed subject to all easements, rights of way, roadways, restrictions and protective covenants and zoning regulations of record.

The above referenced property is the same property conveyed to William Drayton Epps by that certain Deed recorded in the R.M.C. Office for Greenville County in Deed Book 240 at Page 173. William Drayton Epps died testate and Grantor, Bessie Inez C. Epps, acquired a life-estate interest in the property and Grantor, William Henry Epps acquired a remainder interest. Reference is made to Apt. 1416, File 28, of the Probate Court for Greenville County.

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 assigns against the grantor(s) and the grantor'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 30<sup>th</sup> day of September 19 77

SIGNED, sealed and delivered in the presence of

Terrie Sinn  
Jay K. George

Bessie Inez C. Epps (SEAL)  
William Henry Epps (SEAL)

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
OCT 11 '77  
P.B. 11218  
50.00

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 30<sup>th</sup> day of September 19 77

Notary Public for South Carolina  
My commission expires: 11/5/83

Terrie Sinn  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
OCT 11 '77  
P.B. 11211  
27.50

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 30<sup>th</sup> day of September 19 77  
Notary Public for South Carolina  
My commission expires: 11/5/83

(GRANTOR A WOMAN)  
Mary Alex K. Epps

RECORDED this 1<sup>st</sup> day of OCT 1 1 1977 9:03 A. M. No. 11211

0527

4328 RV-2