

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Evins

KNOW ALL MEN BY THESE PRESENTS, that I, Fannie C. Epps, sole beneficiary under will of H. C. Epps, probated April 1947 RMC office for Greenville County Apt. 527 File 22.

in consideration of One Dollar Love and affection-----Dollars,  
and gift of property valued at \$5800.00  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Harvey C. Epps and Isaac F. Epps, their heirs and assigns forever:

All that piece, parcel or lot of land lying situate and being in Bates Township, State and County aforesaid, known as and being a part of the property of H. C. Epps Estate and being more fully described according to a plat and survey made by Terry T. Dill, Reg. C. E. & L. S. No. 104, dated April 22, 1969 with the following metes and bounds to-wit:

BEGINNING on a point in center of Hwy. No. 186, joint corner of properties now or formerly of Harold Pierce and running thence N. 24-32 W. (iron pin 36 ft. in line from center of road, near road right of way) 503 ft. to iron pin; thence N. 53-07 E. 339.3 ft. to a point in center of Greenville City Water Works right of way; thence S. 24-10 E. 170.5 ft. to iron pin; thence S. 36-58 E. 286.5 ft. to a point in center of road (S.C. Hwy. # 186); thence with center of S. C. Hwy. No. 186 S. 47-26 W. 410.0 ft. to the beginning corner. Containing 3.90 acres, more or less.

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This property includes a 20 ft. drive way right of way along the western side of the lot. Granted to give access and ingress to the property in the rear of this property. This right of way runs N. 24-32 W. for a distance of 503 ft., more or less.

This is a part of the same property conveyed to H. C. Epps by deed of Mrs. M. E. Epps, recorded in RMC Office for Greenville County on January 30, 1933 in Book 171 at Page 4.

This conveyed subject to all ordinances, right of ways and easements of record or on the ground as of this date.

GRANTEE'S ADDRESS: Harvey C. Epps and Isaac F. Epps  
Rt. 2  
Marietta, S. C. 29661

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 13th day of October, 1978

SIGNED, sealed and delivered in the presence of:

*Fannie C. Epps Evins* (SEAL)  
Fannie C. Epps Evins

*Linda M. Galloway*  
*Jac R. Phillips*

GCTO  
3 NO 3 78  
1268

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 13th day of October, 1978

*Jac R. Phillips* (SEAL)  
Notary Public for South Carolina

*Linda M. Galloway* (SEAL)

My commission expires 6-10-80

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 13th day of October, 1978

*Jac R. Phillips* (SEAL)  
Notary Public for South Carolina

My commission expires

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RECORDED this 3 day of NOV 3 1978 at 3:28 P. M., No. 1-1073

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