

TITLE TO REAL ESTATE—Offices of Leathers, Wicks & Todd & Mann. Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
FEB 5 3 24 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that JAMES L. EPPES

*His, Valley Rd.
Trs. R. S.*

in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100THS (\$2,500.00)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto CORA LOUISE R. PRITCHARD, HER HEIRS AND ASSIGNS, FOREVER:

ALL of my rights, title, interest in and to a certain piece, parcel or lot of land in Bates Town-ship, Greenville County, S.C., having the following metes and bounds, to-wit:

BEGINNING at a stone on the G & K Railway and running thence S. 47-1/8 W. 21.92 to a stone XOM; thence S. 51 E. 10.10 to a stone OM; thence N. 46-1/2 E. 5.40 to a black gum OM; thence S. 77-3/4 E. 9.63 to a stone; thence S. 73 E. 7.54 to a stone; thence N. 70 E. 6.15 to a stake on the G & K Railway; thence with the right of way of said railway 27.17 to the beginning corner, containing 36-3/4 acres, more or less, and adjoining lands of Harvey Landford, Lee Newby and A. J. Bates.

LESS, however, that 18-acre tract conveyed to William E. Heaton as more fully shown in Deed Book 450 at Page 474 dated February 5, 1952, and recorded in the Greenville County R.M.C. Office. Less also that certain tract of land conveyed to R. C. Stepps as more fully shown in Deed Book 903 at Page 500 dated November 27, 1970, and recorded in the Greenville County R.M.C. Office.

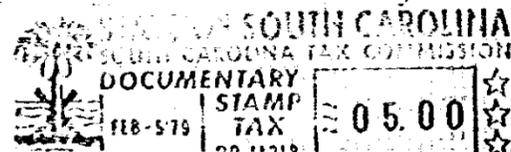
This is the same property conveyed to Roland Rider and Willie R. Rider by deed dated October 15, 1947, and recorded in the Greenville County R.M.C. Office in Deed Book 321 at Page 433. Subsequently, Willie R. Rider died in March of 1978 and her Will has been filed in the Greenville County Probate Court, but as of the date of this conveyance, no number has been ascribed to this Estate. Also, Roland Rider died testate in December of 1978 and his Will has been filed in the Greenville County Probate Court and proved in common form, but no number of the Probate Court has been assigned to this Estate.

It is the intention of the Grantor to convey to the Grantee all of his rights, title, interest and inheritance from the Estate of his parents, Roland Rider and Willie R. Rider.

This conveyance is subject to all easements, restrictions, zoning ordinances, maps of record rights of way, if any, affecting the above-described property.

Block Book No. 505.2-1-5.

377-505.2-1-5



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 5th day of February, 1979.

SIGNED, sealed and delivered in the presence of:

*Susan Darville Hanks
Duke K. McCall*

James L. Eppes (SEAL)
James L. Eppes (SEAL)

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 5th day of February, 1979.

Duke K. McCall (SEAL)
Notary Public for South Carolina
My commission expires: 1/30/89

Susan Darville Hanks

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

5th day of February, 1979
Duke K. McCall (SEAL)
Notary Public for South Carolina
My commission expires: 1/30/89

Fannie R. Eppes

RECORDED this day of FEB 5 1979 at 3:24 P.M. 22903



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