

Grantee's Address: 112 Sturbridge Rd, Dove Tree Subd., Greenville, S.C.
Prepared by WYCHE, BURGESS, FLEMING & PARLAN, P. A., Attorneys at Law, Greenville, S.C.

State of South Carolina
GREENVILLE COUNTY

JAN 25 3 46 PM '80
TITLE TO REAL ESTATE

Know All Men by These Presents:

That Abner B. Foran and Gladys R. Foran, hereafter referred to as Grantor, in consideration of the sum of Ninety Thousand and No/100 (\$90,000.00) DOLLARS, paid to Grantor by Michel Epinat and Marie Claire Epinat, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S, their heirs and assigns forever,

BOOK 1119 PAGE 558

550

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Peppertree Drive, being shown and designated as Lot 149 on plat of Dove Tree Subdivision dated September 18, 1972, revised March 29, 1973, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4-X at Pages 21 through 23 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Peppertree Drive at the joint front corner of Lots 148 and 149 and running thence along said Drive, N. 34-11 E. 100 feet to an iron pin; thence N. 49-41 E. 80 feet to an iron pin; thence N. 66-11 E. 80 feet to an iron pin; thence N. 75-11 E. 55 feet to an iron pin at the joint front corner of Lots 149 and 117; thence along the common line of said Lots, S. 26-08 W. 254.8 feet to an iron pin at the joint rear corner of said Lots; thence along the common line of Lots 148 and 149, N. 69-57 W. 139.8 feet to an iron pin on the southern side of Peppertree Drive. - 11-175-540 11-1-61

The property conveyed herewith is conveyed subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is the same property conveyed to the Grantors herein by deed of Dove Tree Realty, a Partnership by deed dated May 9, 1978 and recorded May 12, 1978 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1079 at Page 45.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 25th day of January 19 80.

Abner B. Foran (Seal)
Abner B. Foran (Seal)
Gladys R. Foran (Seal)
Gladys R. Foran (Seal)
Grantor

Signed, Sealed and Delivered in the Presence of

James E. Aubois
James E. Aubois

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

25th day of January 19 80

James E. Aubois (Seal)
Notary Public for South Carolina

My Commission expires ~~JANUARY 1, 1981~~ October 15, 1981

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gladys R. Foran, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

25th day of January 19 80

James E. Aubois (Seal)
Notary Public for South Carolina

My Commission expires ~~JANUARY 1, 1981~~ October 15, 1981

Recorded this 25th day of January 19 80
at 3:46 P.M.

GREENVILLE COUNTY
RECORDED
JAN 25 1980

4328 RV.23