

Epps Bros. Incest & Ancestry  
Pt 1, James B. Epps, Sr.  
Book 29411

NO TITLE CHECK

TITLE TO REAL ESTATE - Prepared by LAWS & DANIEL, 300 E. Coffee St., Greenville, S.C.

STATE OF SOUTH CAROLINA } S.C.  
COUNTY OF GREENVILLE } DEED TO REAL PROPERTY

1126 47

KNOW ALL MEN BY THESE PRESENTS, that Earl B. Epps,

in consideration of Thirty Five Thousand and no/100 (\$35,000.00) 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 William Earl Epps, Dennis Epps and Roger Epps, and their heirs:

All of that certain piece, parcel or lot of land situate lying and being in Cleveland Township, Greenville County, State of South Carolina, on the western side of Geer Highway (U.S. 276) in Marietta, South Carolina near the Bates-Cleveland Township lines adjoining lands now or formerly owned by J. Poole, N. Ledford, D.W. and Mae G. Patterson, Mary F. Hall, Pritchett and a spring branch and containing two and 75/100 (2.75) acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the Geer Highway near Noonie Ledford's store and running thence along said Highway S0-30W 220.6 feet to an iron pin on Patterson's line; thence S87W 60.3 feet to an iron pin; thence S52W 138.6 feet to a poplar, corner of Mary F. Hall's lot; thence N0-30W 141.2 feet to an iron pin; thence S88W 105.6 feet to an iron pin; thence S0-30W 224.4 feet to an iron pin on Patterson line east of a large maple; thence S87W 82.6 feet to an iron pin in branch near fork; thence along branch and up spring branch as property line (approx. N39W 210 feet ) to a stake between spring outlet and black gum; thence N24W over center of spring house 50 feet to iron pin (N.M.); thence with old line N60-15E 39 feet to an iron pin; thence N9-15W 66 feet to a large sweet gum; thence N85E 114.8 feet to an iron pin near a poplar; thence N4-45W 82.5 feet to an iron bar and pipe near James Poole's house; thence N85E 400.8 feet to the point of BEGINNING.

1-399-5148-1-13

This being the same property conveyed to the grantor by deed of Clyde Burgess, dated June 20, 1964 and recorded in the RMC Office of Greenville County in Book \_\_\_\_\_ at page \_\_\_\_\_. The grantees' address is Geer Highway, Marietta, South Carolina 29690. This conveyance is subject to any and all easements, restrictions, or rights of way either of record, on the plat or on the ground.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns 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 7th day of 1980  
SIGNED, sealed and delivered in the presence of:

[Signature]  
[Signature]

Earl B. Epps (SEAL)

GREENVILLE COUNTY TAX 38.50 (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 deed and that s/he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
[Signature] (SEAL)

[Signature]

Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

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, 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
[Signature] (SEAL)

[Signature]

Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

RECORDED # \_\_\_\_\_ day of \_\_\_\_\_  
at 1:28 P.M.

My No. \_\_\_\_\_

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