

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTEE'S ADDRESS:
310 Seminole Drive
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that WAYNE D. EPPS

in consideration of One Dollar (1.00)-----

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto KATHLEEN W. EPPS, her heirs and assigns forever:

ALL my undivided one-half interest in and to the following described land, lying and being in the County of Greenville, State of South Carolina, to-wit:

ALL that lot of land with the buildings and improvements thereon, situate on the southeast side of Seminole Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 120 on plat of Section II, Sheet No. 1, of Westwood Subdivision recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-F at Page 44 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Seminole Drive at the joint corner of Lots 119 and 120 and runs thence along the line of Lot 119 S. 59-28 W. 139.8 feet to an iron pin; thence S. 7-18 W. 50 feet to an iron pin; thence along the line of Lot 121 N. 83-37 E. 169.2 feet to an iron pin on the southwest side of Seminole Drive; thence along Seminole Drive N. 20-06 W. 78.1 feet to an iron pin; thence continuing along Seminole Drive N. 26-47 W. 32 feet to the beginning corner.

This conveyance is subject to all restrictions, set-back lines, roadways, easements, rights-of-way, if any, affecting the above described property.

As part of the consideration, it is understood and agreed that the grantee herein agrees to assume the balance due on that certain mortgage held by the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, as recorded February 16, 1971 in the R. M. C. Office for Greenville County in Mortgage Book 1181 at Page 45 in the original amount of \$16,200.00.

-Continued on back-

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 6th day of

June 19 80

SIGNED, sealed and delivered in the presence of

Wayne D. Epps (SEAL)
Wayne D. Epps (SEAL)

3070

Glenn A. Cooper (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 6th day of June 19 80

(SEAL)

Glenn A. Cooper (SEAL)

Notary Public for South Carolina
My commission expires 12/9/80

1097

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER
GRANTEE SPOUSE OF GRANTOR

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 _____ day of _____ 19 _____

(SEAL)

Notary Public for South Carolina

My commission expires _____

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

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