

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that BRUCE R. DUNCAN

in consideration of Twenty-Six Thousand and No/100 (\$26,000.00) 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 SILAS N. EPPS and CASSIE EPPS, their heirs and assigns, forever,

ALL that certain piece, parcel or lot of land lying and being on the northwesterly side of a county road in the County of Greenville, State of South Carolina, containing 25.35 acres, according to a plat of property of Bruce Duncan prepared by Terry T. Dill, dated September 15, 1971, and recorded in the RMC Office for Greenville County, S.C., in Plat Book SSS, page 468, and having according to said plat the following metes and bounds, to-wit:

7(369) 513.5 -1- 38-2

BEGINNING at an iron pin in the center of a county road, said pin being the joint corner of property of grantor and property now or formerly belonging to Robert E. Harbert and running thence with the Harbert line, N. 64-15 W. 90 feet to an iron pin; thence continuing with the Harbert line, N. 28-15 W. 115 feet to an iron pin; thence continuing with the Harbert line N. 17-32 E. 292 feet to an iron pin, corner of property of grantor and property now or formerly belonging to Robert E. Harbert and George Smith; thence N. 65-41 W. 125 feet to an iron pin; thence N. 18-44 E. 219.2 feet to an iron pin; thence N. 54-00 E. 794 feet to an iron pin, joint corner of property of W. C. Henson and Beatrice Henson and property now or formerly owned by Stanley R. Guest and Fred Ash; thence with property line of Guest S. 42-20 W. 1,186 feet to an iron pin in center of creek; thence with center of creek as property line the traverse line being S. 44-00 E. 132 feet to an iron pin; thence S. 72-50 E. 110 feet to an iron pin; thence S. 84-15 E. 130 feet to an iron pin; thence S. 60-11 E. 85 feet to an iron pin; thence N. 87-27 E. 100 feet to an iron pin; thence S. 84-54 E. 90 feet to an iron pin; thence S. 79-12 E. 160 feet to an iron pin; thence S. 84-53 E. 170 feet to an iron pin; thence S. 76-04 E. 80 feet to an iron pin; thence S. 83-30 E. 478 feet to an iron pin; thence N. 85-39 E. 208 feet to an iron pin in center of county road; thence with center of county road N. 07-13 W. 12.5 feet to an iron pin, the point of beginning.

Derivation: W. C. & Beatrice Henson, Deed Book 927, at Page 8, recorded October 6, 1971; also deed of Janice H. Duncan, Deed Book 1010, at Page 346, recorded November 15, 1974.

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 who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 16th day of July

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SIGNED, sealed and delivered in the presence of:

Bruce R. Duncan (SEAL)

Linda C. Carroll  
Marie McCall

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 16th day of July

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Marie McCall (SEAL)  
Notary Public for South Carolina

My commission expires 7/6/88

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 (with (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 16th day of July, 19 82

Heather S. Walker (SEAL)  
Notary Public for South Carolina

My commission expires 2/13/91

RECORDED this JUL 16 1982 at 3:24 P.M.

GREENVILLE COUNTY  
RECORDED  
JUL 16 1982  
28.50

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