



State of South Carolina }
COUNTY OF ANDERSON }
GREENVILLE }

TITLE TO REAL ESTATE

VOL. 1196 PAGE 37

0037

KNOW ALL MEN BY THESE PRESENTS That we, Larry Epps and Eva L. Epps
in the State aforesaid,
in consideration of the sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars,
to us in hand paid at and before the sealing of these presents by Carl S. Ford and Brenda Ford
(the receipt whereof

is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto
Carl S. Ford and Brenda Ford, their heirs and assigns forever:

All that certain piece, parcel or tract of land as shown on a plat of
James P. Strickland, registered L.S. #4042 dated April 6, 1978, with
said plat being recorded in the R.M.C. Office for Greenville County
in Plat Book 6-S, at Page 96, containing 12.58 acres, more or less, and
according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin near Dobbins Road N. 76-43 W. 1040.9 feet to
an iron pin at a corner bounded by the lands of Obadiah Davenport;
thence proceeding from that iron pin N. 5-20 E. 378.4 feet to an iron
pin bounded by the lands of Charles H. Knight; thence with the line of
Charles H. Knight, R.M. McDonald and Ruby D. Jordan S 89-57 E. 1153.9
feet to an iron pin; thence proceeding from said pin S. 16-03 W. 638.8
feet to the point of beginning.

ALSO: All that certain piece, parcel or tract of land located and being
in Greenville County, South Carolina containing approximately 7.10 acres,
more or less, and further shown on a plat of C.O. Riddle, registered
L.S. #1347, dated May, 1965 and recorded in the R.M.C. Office of
Greenville County in Plat Book 3-K at Page 125 and being a portion of
tract of No. 2 as shown on the aforesaid plat which is south of road
shown on the aforementioned plat and being described on the tax books
at Sheet 606.2, Block 1, Lot 36.1. The northern portion of the aforesaid
tract number two (2) was sold by Ruby D. Jordan to Truman P. Masters
and Kathy F. Master on November 16, 1977, of record in the aforesaid
Clerk's Office in Deed Book 1068 at Page 758.

21(15) 606.2-1-36

These are the same pieces, parcels or tracts of land conveyed unto Larry
Epps and Eva L. Epps by deed of Jack D. Gambrell, Sr., and Martha E.
Gambrell dated May 2, 1981 of record in the Office of the Clerk of Court
for Greenville County, South Carolina, in Deed Book 1147, at Page 361.

This property is subject to any and all recorded rights-of-way, easements,
restrictions, covenants, and conditions pertaining to the property herein
conveyed and is further subject to any of the above which may appear from
an inspection of the premises.

1328-14-21