

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

SEP 9 2 58 PM 1963

KNOW ALL MEN BY THESE PRESENTS, that I, W. W. EPPS OLLIE FARRINGTON
R.M.C.

in consideration of TEN AND No/100 (\$10.00) LOVE AND AFFECTION----- 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 CLARENCE LAYTON EPPS, HIS HEIRS AND ASSIGNS FOREVER;

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING
AND BEING IN O'NEAL TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CARO-
LINA, CONTAINING ONE (1) ACRE, MORE OR LESS, AND HAVING THE FOLLOWING
METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN LOCATED 25 FEET NORTHEAST OF CENTER OF
THE OLD STATE ROAD, (S. C. HIGHWAY No. 253), AND 988 FEET SOUTHEAST FROM
CENTER OF CHASTAIN ROAD; ALSO 10 FEET SOUTHEAST FROM CENTER OF WATER-WAY
WHICH WAS BUILT BY U. S. CCC TYGER RIVER PROJECT, AND RUNNING THENCE PARA-
LLEL WITH GRANTOR'S PROPERTY LINE N. 45-45 E. 217.8 FEET TO IRON PIN;
THENCE S. 37-02 E. 200 FEET TO IRON PIN; THENCE S. 45-45 W. 217.8 FEET
TO IRON PIN ON RIGHT-OF-WAY LINE OF HIGHWAY No. 253; THENCE WITH THE
RIGHT-OF-WAY LINE N. 37-02 W. 200 FEET TO BEGINNING CORNER.

ALSO INCLUDED IN THIS CONVEYANCE IS ALL MY RIGHTS, TITLES AND
INTERESTS IN AND TO THAT CERTAIN WATER DRAINAGE EASEMENT ADJACENT TO
AND BORDERING THE ABOVE DESCRIBED PROPERTY FOR WHICH PURPOSE THE GRANTEE
MAY USE AND MAINTAIN AS HE MAY SEE FIT.

THIS LOT IS CONVEYED SUBJECT TO A RIGHT-OF-WAY FOR A DUKE POWER
COMPANDY ELECTRIC LINE AS SHOWN ON PLAT.

THIS IS A PART OF THE SAME PROPERTY AS WAS CONVEYED TO THE
GRANTOR HEREIN AND BILLY E. EPPS BY DEED OF J. RALPH FOWLER RECORDED IN
THE RMC OFFICE OF GREENVILLE COUNTY, S. C., IN DEED BOOK 631, AT PAGE 65,
ON THE 31ST DAY OF JULY, 1959, AND DEED CONVEYING ONE-HALF INTEREST OF
BILLY E. EPPS TO W. W. EPPS, RECORDED IN THE RMC OFFICE OF GREENVILLE
COUNTY, S. C., IN DEED BOOK 681, AT PAGE 198, ON THE 5TH DAY OF SEPTEM-
BER, 1961.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns,
forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 28TH day of AUGUST 1963.

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures of witnesses]

W. W. Epps (SEAL)

(SEAL)
(SEAL)
(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)' 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 28TH day of AUGUST 19 63.

[Handwritten signature of Notary Public]
Notary Public for South Carolina. (SEAL)

Francis R. Leitke

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 re-
linquish unto the grantee(s) and the grantee(s)' heirs or 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
28TH day of AUGUST 19 63

[Handwritten signature of Notary Public]
Notary Public for South Carolina. (SEAL)

Lois N. Epps

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

(continued on next page)

649.2-1-4.1
OUT OF 649.2-1-4

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