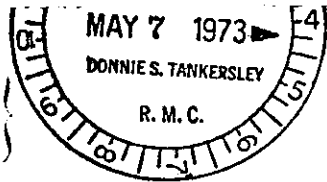


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



VOL 974 PAGE 71

Greenville County
Stamps
Paid \$ 3.30
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, Walter H. Smith,

In consideration of Three Thousand and No/100 (\$3,000.00) - - - - - 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 Robert C. Epps and Barbara H. Epps, their Heirs and Assigns:

All that piece, parcel, or lot of land lying, being, and situate in the County and State aforesaid, Fairview Township, and within the corporate limits of the Town of Fountain Inn in the subdivision known as "Inn Village," and being more particularly described from a Plat prepared by John S. Woods, R.L.S., December 18, 1971, entitled "Plat of Property of Walter H. Smith, Fountain Inn, S. C.;" to wit:

BEGINNING at an iron pin in the Eastern edge of Inn Circle, joint front corner with Lot #54, and running thence with the Eastern edge of Inn Circle N.8-30 E. 105 feet to an iron pin, joint corner with Lot #52; thence leaving Inn Circle and running S. 81-30 E. with back line of Lot #52, 100 feet to an iron pin at back corner of Lots 52 & 51, then running with back line of Lot 51 along same course (S.81-30 E.) 50 feet, for a total distance of 150 feet, to an iron pin along line of Lot 51 and back corner of Lot 49; thence with joint line of Lot 49, S. 8-30 W. 75 feet to an iron pin at back corners of Lots 49 and 48; thence with joint line of Lot 48, S. 13-36 W. 73.4 feet to an iron pin, corner with Lots 48, 47, & 54; thence with joint line of Lot 54, N. 64-47 W. 150 feet to an iron pin in the Eastern edge of Inn Circle, the point of beginning; and bounded by Inn Circle, Lots 52, 51, 49, 48 (First Baptist Church), and 54.

This being the greater portion of the original Lot #53 (see plat of Inn Village prepared by W. N. Willis, Engineers, Spartanburg, S. C., dated February 25, 1960, and recorded in the R.M.C. Office for Greenville County, S. C., Plat Book R.R. at Page 61) conveyed to the Grantor herein by deed of Real Estate Fund, Inc., December 18, 1961, and recorded in said R.M.C. Office, Book 690, Page 397; the Grantor herein having conveyed out of original lot a narrow strip along back line adjoining Lot #48, as shown by deed to First Baptist Church of Fountain Inn, said deed dated December 21, 1971, of record in said R.M.C. Office in Book 934, Page 165.

699-358-1-79

THIS CONVEYANCE IS MADE SUBJECT TO THE SUBDIVISION RESTRICTIONS DATED SEPTEMBER 17, 1960, AND RECORDED IN RMC OFFICE IN BOOK 659 AT PAGE 225.

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 25th day of April 19 73 Walter H. Smith (SEAL)

SIGNED, sealed and delivered in the presence of:
Ida Lee M. Babb (SEAL)
Barbara C. Babb (SEAL)



STATE OF SOUTH CAROLINA } PROBATE
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 25th day of April 19 73
Ida Lee M. Babb
Notary Public for South Carolina.
My Commission Expires June 13, 1979

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 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 25th day of April 19 73
Barbara C. Babb (SEAL)
Notary Public for South Carolina. My Commission Expires 6-13-79
Margie C. Smith

RECORDED this 7th day of May 19 73 at 4:15 P. M., No. #31629