

GREENVILLE CO. S. C.
JULY 7 10:48
S. TANKERSLEY
R.M.C.

VOL 1080 PAGE 658

TITLE TO REAL ESTATE Offices of *W. B. Alford & Grayson*, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } Grantee's address: Rt 5, Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that William F. Finnell and Grace M. Finnell

in consideration of Six Thousand Seven Hundred Eighty-six and No/100 (\$6,786.00) 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 Steven M. Epstein and Lillian C. Epstein, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, lying east of Simpsonville, S. C. being known and designated as Lot No. 45 of a subdivision known as Coachwood Forest as shown on plat thereof, being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 6-M at Page 57, and having according to said plat the following metes and bounds, to wit:

Beginning at a nail and cap in the center of a road known as George's Hideaway joint front corner of Lots Nos. 44 and 45 and running thence with joint line of said lots, S. 32-40 E. 540.8 feet to an iron pin; thence N. 37-49 E. 210 feet to an iron pin, joint rear corner of Lots Nos. 45 and 46; thence with joint line of said lots N. 32-31 W. 488.5 feet to a nail and cap in the center of George's Hideaway; thence with George's Hideaway S. 52-13 W. 200 feet to the point of beginning; said lot contains a net acreage of 2.23 with .11 acres in the right of way of George's Hideaway giving a total of 2.34 acres.

This conveyance is made subject to the rights of the general public to use George's Hideaway and is further subject to the grantor executing a deed to Greenville County at such time as George's Hideaway is accepted by it, without the necessity of the grantee's joining in said deed.

This being a portion of the same property conveyed to the grantor by deed of Frank P. McGowan, Jr. as Master in Equity recorded in the RMC Office for Greenville County on July 11, 1975 in Deed Volume 1021 at Page 51.
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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 23 day of May 1978

SIGNED, sealed and delivered in the presence of:
William F. Finnell (SEAL)
Grace M. Finnell (SEAL)
W. Barry Alford (SEAL)
Deborah H. Garrison (SEAL)

6070

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned W. Barry Alford 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 23 day of May 19 78
Deborah H. Garrison (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1-29-81
W. Barry Alford

1 JUN 7 78

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (widow) 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 23 day of May 19 78
Deborah H. Garrison (SEAL)
Notary Public for South Carolina. 1-29-81
Grace M. Finnell

830

WITNESSED this _____ day of _____ 19__ at _____

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