

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Kitty C. Fair, G. F. Cooley and W. C. Cooley,

in the State aforesaid
in consideration of the sum of Fifteen Hundred & no/100 (\$1500.00) DOLLARS,

to us paid by James R. Epps

in the State aforesaid, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said James R. Epps, his heirs and assigns,

All that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina.

containing 51 acres, more or less, and having the following metes and bounds, according to plat made by Dalton and Neves, February 1945, of the property of Mary A. Cooley estate, and having according to said plat the following metes and bounds:

Beginning at an iron pin at the joint corner of property now owned by G. L. Cooley estate and running thence with line of property of George Cooley and Fate Cooley, N. 57-25 E. 902 feet to Post Oak near Spring; thence down Spring Branch as a line, the traverse lines being as follows: N. 89-45 E. 122 feet; S. 89-25 E. 266 feet; S. 86-0 E. 271 feet; N. 72-35 E. 257 feet; N. 78-32 E. 151 feet; S. 49-40 E. 159 feet; S. 80-50 E. 296 feet; N. 50-10 E. 117 feet; S. 86-0 E. 113 feet to iron pin, corner of property of J. W. and W. M. Clatworthy; thence with line of said property, S. 3-0 E. 1054 feet to iron pin, corner of property owned by Mrs. L. F. Scruggs; thence with line of said property N. 88-0 W. 2318 feet to iron pin, corner of property of estate of G.L. Cooley; thence with line of said property N. 19-0 W. 519 feet to the beginning corner.

Said property is the same conveyed to Mary A. Cooley by Ella J. Charles, et al by deed dated October 19, 1899, recorded in Book of Deeds FFF at Page 766; the said Mary A. Cooley died intestate in 1918 leaving as her only heirs, W. C. Cooley, Mary E. Hill, C. F. Cooley and Kitty C. Fair; the said Mary E. Hill conveyed her interest to W. C. Cooley by deed dated May 2, 1929, recorded in Book of Deeds 134 at page 429.

STATE OF SOUTH CAROLINA,
COUNTY OF LEXINGTON.

Personally appeared before me Frances Fair and made oath that she saw the within named Kitty C. Fair sign, seal and as her act and deed deliver the within written deed for the uses and purposes herein mentioned, and that she with J. S. Fair witnessed the execution thereof. Sworn to before me this 27th day of February, 1945.

A. C. Jones, Jr. (L. S.)
Notary Public for S. C.

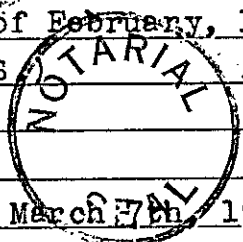
Frances Fair

STATE OF SOUTH CAROLINA,
COUNTY OF KERSHAW.

Personally appeared before me Tom Rabon and made oath that he saw the within named G. F. Cooley sign, seal and as his act and deed deliver the within written deed for the uses and purposes herein mentioned, and that he with B. E. Sparrow witnessed the execution thereof. Sworn to before me this 28 day of February, 1945.

B. E. Sparrow (L. S.)
Notary Public for S. C.

Tom Rabon



Two Probates recorded March 7th, 1945 at 12:42 P. M. #2731 BY:E.G.