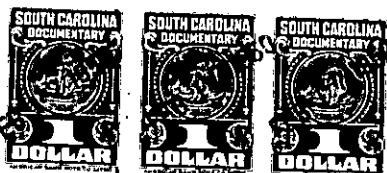


STATE OF SOUTH CAROLINA



GREENVILLE COUNTY

For True Consideration See Affidavit

Book 13 Page 34

Know All Men by These Presents:

That I, James L. Epps, in consideration of the sum of One Thousand (\$1,000.00) Dollars and other valuable consideration to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 JOE BURNS,

The following described property: All that certain piece, parcel, lot or tract of land, lying, situate and being on the East side of Buncombe Road, State and County aforesaid, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Buncombe Road, being the Southwest corner of B. F. Grant's lot, and running thence with Buncombe Road S. 4-17 E. 52.5 feet to an iron pin; thence N. 87-40 E. 207.4 feet to an iron pin; thence N. 4-17 W. 52.5 feet to an iron pin, being the rear corner of lot of B. F. Grant; thence S. 87-40 W. 207.4 feet to the point of beginning, containing 1/4 acre, more or less, being the property formerly belonging to Lowery C. Drake. Except such portion of the front of this lot which was deeded by Furman University, as Trustee under the will of Lillie Hawthorne, deceased, as a right-of-way to the State Highway Department for purpose of widening Buncombe Road.

Being the same property conveyed to me by Ode Cox on April 23, 1942, and recorded in the office of R. M. C. for Greenville County in Deed Book 244 at page 267.

And also all that lot, parcel and piece of land conveyed to James L. Epps, Jr., by Ode Cox by deed recorded in Book 273, page 302, and described therein as follows:

A stip of land Seventeen (17) feet wide on the East side of the Buncombe Road and joining the land now belonging to Ode Cox on the line between him and Leonard C. Cox. The lot is to measure seventeen (17) feet wide and 207.4 feet back from said Buncombe Road.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 16th day of February in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of

James L. Epps (Seal)

Margaret C. Hudgins

Richard J. Foster



State of South Carolina, Greenville County

Personally appeared before me Margaret C. Hudgins

and made oath that he saw the within named grantor(s) James L. Epps sign, seal and as his act and deed deliver the within written deed, and that he, with Richard J. Foster witnessed the execution thereof.

Sworn to before me this 16th day of February, A. D. 19 50. Richard J. Foster (Seal) Notary Public for South Carolina

Margaret C. Hudgins

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Richard J. Foster Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Betty Louise Epps wife of the within named James L. Epps did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Joe Burns, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of February, A. D. 19 50. Richard J. Foster (Seal) Notary Public for South Carolina

Betty Louise Epps

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 17th day of February 19 50 at 4:00 P. M. No. 4051

162-2-14214B

