

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

JUL 26 4 07 PM '61

BOOK 678 PAGE 461

KNOW ALL MEN BY THESE PRESENTS That JAMES A. EPPES

in the State aforesaid,

in consideration of the sum of Nine Hundred Fifty and No/100ths (\$950.00)-----  
DOLLARS,

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 WILLIAM A. HAMMOND:

All that piece, parcel or lot of land situate, lying and being on the South-western side of Floyd Street in the County of Greenville, State of South Carolina; being known and designated as Lot No. 91 as shown on a plat entitled "Monaghan Subdivision, Section Two", made by Piedmont Engineering Service, Greenville, S.C., May, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 151, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Floyd Street at the joint front corner of Lots Nos. 90 and 91, and running thence with the line of Lot No. 90 S. 38-30 W. 160 feet to an iron pin; thence with the rear line of Lot No. 63 N. 51-30 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 91 and 92; thence with the line of Lot No. 92 N. 38-30 E. 160 feet to an iron pin on the Southwestern side of Floyd Street; thence with the South-western side of Floyd Street S. 51-30 E. 75 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of J.P. Stevens & Co., Inc., dated April 22, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 648 at page 458.



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, 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 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 26th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-one.

Signed, Sealed and Delivered in the Presence of  
*Joanne H. Brothers*  
*Fred D. Cox, Jr.*

*James A. Eppes* (Seal)  
James A. Eppes (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF SOUTH CAROLINA } Personally appeared before me Joanne H. Brothers  
County of GREENVILLE } and made oath that she saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that she, with Fred D. Cox, Jr. witnessed the execution thereof.

Sworn to before me this 26th day of July, A. D. 19 61.  
*Fred D. Cox, Jr.* (Seal)  
Notary Public for South Carolina

*Joanne H. Brothers*

STATE OF SOUTH CAROLINA }  
County of GREENVILLE } I, RENUNCIATION OF DOWER - NOT NECESSARY  
GRANTOR NOT MARRIED

do hereby certify unto all whom it may concern, that Mrs. wife of the within named James A. Eppes did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), his Heirs ~~and~~ 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 61.  
\_\_\_\_\_  
Notary Public for South Carolina

143-1-45