

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Boyce Smith

in consideration of Twenty-Three Thousand Eight Hundred Fifty and No/100 (\$23,850.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mark S. Epstein and Tamara G. Epstein, Their Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, containing 5.30 acres, more or less, situate, lying and being on the Northwestern side of Blacks Drive, near the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat entitled "Property of Boyce Smith" dated June 8, 1974, prepared by T. H. Walker, Jr., Registered Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 5K at Page 130, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Blacks Drive at the joint front corner of premises herein described and property now or formerly of Heyward Smith, and running thence with the line of property now or formerly of Heyward Smith, N. 15-29 W. 405.5 feet to an iron pin in the line of property now or formerly of Fred H. Hudson; thence with the line of property now or formerly of Fred H. Hudson, the following courses and distances: N. 5-30 W. 214.5 feet to an iron pin, S. 74-35 E. 720.9 feet to an iron pin on the Northwestern side of Blacks Drive; thence with the Northwestern side of Blacks Drive, the following courses and distances: S. 42-07 W. 160.05 feet to an iron pin, S. 45-23 W. 138.66 feet to an iron pin, S. 51-29 W. 154.77 feet to an iron pin, S. 62-54 W. 136.1 feet to an iron pin, S. 72-30 W. 123.52 feet to an iron pin, the beginning corner.

This property is conveyed subject to all restrictions, rights-of-way and easements of record or on the ground affecting the subject property, and specifically subject to that certain right-of-way given to the Greenville County Sewer Authority recorded in the RMC Office for Greenville County in Deed Book 903, at Page 17. This property is a portion of that conveyed to the Grantor by deed recorded in Deed Book 766 at Page 510.

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 29th day of April 1975

SIGNED, sealed and delivered in the presence of:

*James S. Sherry*

Boyce Smith

(SEAL)

STATE OF SOUTH CAROLINA }  
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 29th day of April 1975.

*James S. Sherry*  
Notary Public for South Carolina  
My commission expires 8/12/80

(SEAL)



STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th day of April 1975.  
*James S. Sherry*  
Notary Public for South Carolina  
My commission expires 8/12/80

(SEAL)

RECORDED this 1st day of MAY 1975 at 3:33 P. M. No. 25136

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