

KNOW ALL MEN BY THESE PRESENTS, that I, Richard F. Epps
of the State and County aforesaid

in consideration of Five Dollars-Love and Affection-----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 Dennis A. Epps, Sr., his heirs and assigns forever:

All that piece, parcel, or tract of land in Bates Township, Greenville County,
State of South Carolina, having according to a plat of same recorded of even
date, prepared by J. C. Hill, Surveyor, on January 29, 1965, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of the Pickens-Shiloh Road at the
joint front corner of the property of Fannie C. Epps Evins and that herein con-
veyed, on the southwest side of the aforementioned road, and running thence
S. 31 E. 488.3 ft. to an iron pin; thence N. 32-10 E. 515.3 ft. to an iron pin;
thence N. 38 W. 348.6 ft. to an iron pin on the right of way of the Shiloh
Road; thence along said right of way S. 47 W. 444 ft. to the point of beginning.

The same being a portion of the property of H. C. Epps, deceased, and obtained
by Fannie C. Epps Evins under his Last Will and Testament, recorded in
Apartment _____, File _____ in the Probate Court for Greenville County.
Also, being the same property as recorded in Book 777 Page 221, R.M.C. Office
for Greenville County.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns,
forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 27th day of August 19 71

SIGNED, sealed and delivered in the presence of:

Richard F. Epps (SEAL)

Linda R. Galloway
Jac A. Phillips

_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 27th day of August 19 71

Jac A. Phillips (SEAL)
Notary Public for South Carolina.

Linda R. Galloway

My Commission Expires 6-10-80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 re-
linquish unto the grantee(s) and the grantee(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
27th day of August 19 71

Jac A. Phillips (SEAL)
Notary Public for South Carolina. Comm. Expires 6-10-80

M. W. H. Epps

RECORDED this 27th day of October 19 71 M. No. #12035

365-513.5-1-48.2