

GREENVILLE S. C.

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

VOL 981 PAGE 687

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that I, Robert H. Eppes

in consideration of One (\$1.00) love and affection for my nephew 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 James Cary Eppes, all my right, title and interest, the same being a one-third undivided interest in and to:

All that piece, parcel or lot of land situate, lying and being in Greenville, County, South Carolina, about 8 miles northwest of Greenville, on the Saluda River, containing 55.97 acres, more or less, and according to plat made by W. A. Hester, Surveyor, 1916, recorded in the RMC Office for Greenville County in Plat Book FF at page 403, and having the following metes and bounds, to-wit:

Beginning at a stake near the spring, T. T. Farr's corner, and running thence N. 19 1/2 W. 8.00; thence N. 68 3/4 W. 4.50 to a dogwood; thence S. 80 3/4 W. 3.50; thence N. 77 W. 1.75 to a stake near another spring; thence down the spring branch 11.38; thence N. 81 3/4 W. 3.66 chains to stake near the River bank; thence down the said River 46.00; thence N. 38 3/4 E. 7.10; thence N. 34 1/2 E. 6.1 to a persimmon tree; thence N. 50 E. 2.20 to a persimmon tree; thence N. 39 1/2 E. 4.70; thence S. 38 1/2 E. 4.40 to a cedar tree on spring branch; thence along and up the said branch as a line 5.25 to the beginning corner.

This is the same tract of land conveyed to Mary R. Eppes, Marion L. Eppes and Frank Epps by deed dated Sept 25, 1957 recorded in deed vol. 584 page 518 of the RMC Office for Greenville County. Subsequently Mary R. Eppes died intestate April 27, 1972 leaving as her only heir at law, the grantor herein. The administration of the above estate being on file in the Office of Probate Court in Greenville County in Apartment 1233 file 13.

-365-509.3-1-30

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 15 day of August 19 73

SIGNED, sealed and delivered in the presence of:

William W. Wilkins, Jr. (SEAL) Robert H. Eppes (SEAL)
Denobia C. Hall (SEAL) _____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of August 19 73

William W. Wilkins, Jr. (SEAL) Denobia C. Hall
Notary Public for South Carolina
My commission expires: Jan 16, 1980

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER WIFE OF GRANTOR, DECEASED.
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, 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 15 day of August 19 73.

Notary Public for South Carolina,
My commission expires: _____

RECORDED this 15th day of August 19 73 at 2:28 P.M., No. 4785