

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

1072 123

KNOW ALL MEN BY THESE PRESENTS, that I, Ruth Neves Hudson

do hereby convey to Six Thousand and No/100 (\$6,000.00)-----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 Childrens Co., Inc., its successors and assigns, forever,

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, in the City of Greenville, State of South Carolina, on the northwestern corner of the intersection of Howe Street and University Ridge (formerly Elkins Street-Bradshaw Street) and known and designated as Lot No. 6 on a plat of Property of B. E. Geer, plat of which is recorded in the RMC Office for Greenville County in Plat Book A, at page 535, and according to a more recent survey by R. W. Dalton, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Howe Street and University Ridge, and running thence with the northern side of University Ridge, N. 78-53 W., 154 feet to an iron pin; running thence N. 10-19 E., 93 feet to an iron pin in the line of property now or formerly of Marchbanks; running thence S. 68-11 E., 163.7 feet to an iron pin on the western side of Howe Street; running thence with the western side of said street, S. 16-21 W., 63.5 feet to an iron pin; point of beginning.

This is the identical property conveyed to Heyward W. Hudson by deed of Adele Nipson Stinson, recorded in the RMC Office for Greenville County on August 19, 1953, in Deed Book 484, at page 144, and inherited by the Grantor herein from the said Heyward W. Hudson as will more fully appear upon examination of Probate Apartment 1207, file 24.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

together with all and singular the rights and appurtenances thereto in anywise incident or appertaining thereto, unto the grantee, his heirs, assigns and the grantee's heirs, successors and assigns forever. And the grantor, her heirs, assigns and the grantee's heirs, successors and assigns, their heirs, assigns and administrators, do hereby covenant, warrant and defend unto the grantee, his heirs, successors and assigns against all and singular the claims and demands of all and singular persons claiming or to claim the same in anywise.

WITNESS my hand and seal this 18th day of January, 1978

SIGNED, sealed and delivered in presence of:  
*[Signatures]* \_\_\_\_\_ SEAL  
\_\_\_\_\_ SEAL  
\_\_\_\_\_ 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 parties execute and deliver the within deed and that s/he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of January, 1978

*[Signature]* \_\_\_\_\_ SEAL  
Notary Public for South Carolina  
My commission expires 6/13/79

STATE OF SOUTH CAROLINA ) RENUNCIATION OF DOWER NOT NECESSARY  
COUNTY OF GREENVILLE ) WOMAN GRANTOR

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 18th day of January, 1978

\_\_\_\_\_  
Notary Public for South Carolina  
My commission expires 6/13/79

RECORDED this 18th day of JAN 18 1978 at 2:12 P. M., No. 21112

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