

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEC 31 5 03 PM '84
DONNIE J. TANKERSLEY
R.M.C.

408 S. Main
City

KNOW ALL MEN BY THESE PRESENTS, that Childrens Co. Inc.,
A Corporation chartered under the laws of the state of South Carolina and having a principal place of business at
Greenville State of South Carolina, in consideration of Ten Thousand And No/100
(\$10,000.00) Dollars,
And assumption of mortgage listed below,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Perry S. Luthi Trust \$10,000.00

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 3, 4, 5, 6 and 7 of property of Chapin Spring Land Company according to plat thereof prepared by R. E. Dalton, Engineer, May 1917, recorded in the RMC Office for Greenville County in Plat Book E at Page 41 and also shown as Lots 5, 6, 7, 8 and 9 according to a plat of property entitled Houston Property prepared by Carolina Engineering and Surveying Company, March 1961 and also shown on a plat of property of Robert L. Watkins prepared March 15, 1962 by Carolina Engineering & Surveying Company recorded in the RMC Office for Greenville County in Plat Book XX, at Page 77 as a resurvey of the above entitled lots, said lots having been divided into four lots having a frontage on the southern side of Pearl Avenue of 63 feet each and a rear line of 62.5 feet each and having, according to the last-mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Pearl Avenue at the joint corner of an unnumbered lot and Lot 9 according to the Houston plat, which iron pin is 159.0 feet east of the intersection of said Pearl Avenue and Houston Street and running thence along the southern side of Pearl Avenue, N. 80-39 E. 252 feet to an iron pin at the corner of Lot 5 according to the Houston plat and running thence S. 2-0 E. 150 feet to an iron pin; running thence along the rear lines of Lots 5, 6, 7, 8 and 9 as hereinabove referred to on the Houston plat, S. 88-00 W. 250 feet to an iron pin at the joint corner of Lot 11 and Lot 9 and running thence along the rear lines of Lot 11 and an unnumbered lot, N. 2-0 W., 118 feet to the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

Mortgage is to Family Federal--Greer, SC with a balance of \$35,098.22.

This is the same property conveyed to Childrens Co. Inc. by deed of Perry S. Luthi dated February 2, 1977, said deed being recorded in the RMC Office for Greenville County, SC in Deed Volume 1050, page 580 on February 4, 1977.

26-500-91.2-5-54, 55, 56, 57

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers this 31st day of December 1984.

SIGNED, sealed and delivered in the presence of
Richard Crawford
Martha Parker

A Corporation
By: *Perry S. Luthi* (SEAL)
President
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 31 day of Dec 1984
Richard M. Crawford (SEAL)
Notary Public for South Carolina
My commission expires 4/89
Martha Parker

1984

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