

TITLE TO REAL ESTATE - Law, Title, and Trust

1140-09
17 W. North Street
Greenville, SC 29601
S. F. W. Wash. St. Greenville, S.C.
211 180
SLEY

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that William L. Mauldin, William L. Mauldin, IV.
and John McHardy Mauldin

in consideration of Twenty-four thousand four hundred forty-seven and 50/100 (\$24,447.50) 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

Harry B. Luthi

ALL our right, title and interest in and to:

ALL that lot of land together with all improvements thereon situate on the southwestern side of South Main Street and on the southwestern side of West Washington Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot A on a plat of the Property of Mauldin Estate, July 23, 1973, revised August 19, 1980, prepared by Piedmont Engineers-Architects-Planners, recorded in Plat Book 8-D at page 84 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of South Main Street at the joint front corner of Lot A and Lot B and running thence with Lot B, N. 70-37 W., 120.6 feet to an iron pin at the joint rear corner of Lot A and Lot B; thence N. 19-11 E., 55.49 feet to an iron pin on the southwestern side of West Washington Street; thence with said street, S. 70-24 E., 120.9 feet to an iron pin at the corner of West Washington Street and South Main Street; thence with South Main Street, S. 19-30 W., 55.05 feet to the point of beginning.

(26) 500-1-3-12

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is a portion of the property devised to the grantor William L. Mauldin (same as William L. Mauldin, Jr.) under the Will of William L. Mauldin who died as a resident of Greenville County on August 13, 1912 as will appear according to Apartment 215, file 3, in the Office of the Probate Court (cont'd on back)

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 5th day of September 1980.

SIGNED, sealed and delivered in the presence of:

AS TO WILLIAM L. MAULDIN & JOHN MCHARDY / William L. Mauldin (SEAL)
William L. Mauldin, IV. (SEAL)
John McHardy Mauldin (SEAL)

AS TO WILLIAM L. MAULDIN, IV. (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Montgomery 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 5th day of September 1980.

Notary Public for ~~South Carolina~~ Virginia (SEAL)
My commission expires: ~~1981~~

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA)
COUNTY OF ~~GREENVILLE~~ MONTGOMERY)

RENUNCIATION OF DOWER John McHardy Mauldin: not married

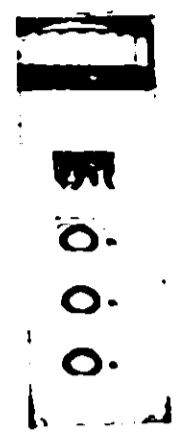
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and 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 5th day of September 1980.

(wife of William L. Mauldin)

Notary Public for ~~South Carolina~~ Virginia (SEAL)
My commission expires: ~~1981~~

RECORDED BY _____ day of _____ 1980.



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