

TITLE TO REAL ESTATE—Offices of W. W.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Leon N. Lutz in the State aforesaid, in consideration of the sum of Seven Thousand Two Hundred Seventy-five (\$7,275.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Charles W. Spence,

All that certain piece, parcel or lot of land situate, lying and being in the city of Greenville, county of Greenville, state of South Carolina, being known and designated as lot No. 115 of College Heights as shown on plat thereof recorded in the R. ... C. Office for Greenville County in plat book "P" page 75, and having according to a more recent survey made by R. W. Dalton, the following notes and bounds, to-wit:

Beginning at an iron pin on the south side of Auburn Circle, the joint corner of lots Nos. 115 & 116, and running thence with the joint line of said lots S. 13-43 E. 148.9 feet to an iron pin; thence S. 76-13 W. 75 feet to an iron pin corner of lot No. 114; thence with the line of said lot N. 13-43 W. 149 feet to an iron pin on the south side of Auburn Circle; thence with the south side of said street N. 76-17 E. 75 feet to the beginning corner.

Being the same lot of land conveyed to the grantor by McCall Manufacturing Company by deed dated April 25, 1951 recorded in volume 435 page 269.

This conveyance is made subject to the restrictive covenants applicable to College Heights.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 19 day of February in the year of our Lord One Thousand Nine Hundred and fifty-two.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of W. W. Wilkins and H. G. Stone.

Handwritten signature of Leon N. Lutz with five (Seal) markings.

State of South Carolina, Greenville County

Personally appeared before me H. G. Stone

and made oath that he saw the within named grantor(s) Leon N. Lutz sign, seal and as his act and deed deliver the within written deed, and that he, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 19 day of February, A. D. 19 52 Notary Public for South Carolina

Handwritten signature of H. G. Stone.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia H. Lutz wife of the within named Leon N. Lutz did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Charles W. Spence, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of February, A. D. 19 52 Notary Public for South Carolina

Handwritten signature of Virginia H. Lutz.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 19th day of February 19 52 at 4:00 P. M., No. 4122

280-2-163