

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 4 12 46 PM '77
DONNIE S. TANKERSLEY
R.N.C.
Perry S. Luthi

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of Ten and No/100 - - - - - Dollars,
and assumption of mortgage described below,
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,

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 there-
of 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 run-
ning 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.
-500 - 91.2 - S - 54, 55, 56, 57

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.

This is the same property conveyed to Perry S. Luthi by deed from Robert L.
Watkins, Jr. and Tamara A. Watkins, said deed being recorded in the RMC Office for
Greenville County, S. C. in Deeds Volume 1049, page 567 on January 12, 1977.

As a part of the consideration hereof, the Grantee agrees to assume (O/ER)

together with all and singular the rights, members, benefits and appurtenances to said premises belonging or in any wise incident or ap-
pertaining, to have and to hold all and singular the premises hereunto granted unto the grantee(s) heirs or successors and
assigns forever. And the grantor(s) hereby warrant the quiet enjoyment of the premises unto the grantee(s) heirs or successors, executors and administrators
to warrant and forever defend all and singular said premises unto the grantee(s) heirs or successors and against every per-
son who may lawfully claim or to claim the same in any part thereof.
WITNESS the grantor's (s) hands) and seals) this 2nd day of February, 1977

SIGNED, sealed and delivered in the presence of
Margaret A. Hill (SEAL)
Edward R. Hamer (SEAL)
_____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

PROBATE

Personally appeared the within named witness and made oath that she saw the within named
grantor(s) sign, seal and as the grantor's (s) use and deed, deliver the within instrument and that she, with the other witness subscribed
above, witnessed the execution thereof.

SWORN to before me this 2nd day of February 1977
Edward R. Hamer (SEAL)
Notary Public for South Carolina
My commission expires 9-3-79
Margaret A. Hill

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

RENUNCIATION OF DOWER

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 whomso-
ever, renounce, release and forever relinquish unto the grantor(s) and the grantee's (s) heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises therein mentioned and released.

GIVEN under my hand and seal this 2nd
day of February 1977
Edward R. Hamer (SEAL)
Notary Public for South Carolina
My commission expires 9-3-79
Charlotta K. Luthi

RECORDED this _____ day of _____ 19____ at _____ M., S.

(CONTINUED ON NEXT PAGE)

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