

Edward R. Hamer, Attorney
TITLE TO REAL ESTATE - Offices of ~~RECORDS~~, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Perry S. Luthi

in consideration of Ten and No/100 Dollars and subject to 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 Carolina Mortgage & Land Co., Inc., its successors and assigns, my one-third undivided interest in and to

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 42 of Spring Brook Terrace Subdivision, recorded in Plat Book KK at page 143, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Miami Avenue 390 feet east of the curved intersection of Walton Street; thence running N. 02-00 W. 150 feet to an iron pin; thence N. 88-00 E. 75 feet to an iron pin; thence S. 88-00 W. 75 feet to the point of beginning.

This property is subject to mortgage given to Fidelity Federal Savings and Loan Association, said mortgage being recorded in the RMC Office for Greenville County, S. C. in Mortgages Volume 1230, page 502, and having a balance due of \$11,707.40, in which the Grantor has a one-third (1/3) interest. 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 by Kenneth T. Black and Julius B. Watson, Jr. to Perry S. Luthi and recorded in the RMC Office for Greenville County, S. C. in Deeds Volume 1016, page 120, March 31, 1975.

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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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 29th day of December, 1976

SIGNED, sealed and delivered in the presence of:

James D. Calmes, III
Marjorie A. Hill

Perry S. Luthi (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of December 1976.

Marjorie A. Hill (SEAL)
Notary Public for South Carolina
My commission expires: 6-4-84

James D. Calmes, III

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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or 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 29th day of December 1976.

Marjorie A. Hill (SEAL)
Notary Public for South Carolina
My commission expires: 6-4-84

Charlotte K. Luthi

RECORDED this _____ day of DEC 30 1976 19 _____ at 3:48 P. M. No. _____

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