

9 Broadway Ave
Greenville, S.C. Edward R. Hainer
TITLE TO REAL ESTATE ATTORNEY AT LAW, 218 HENRIETTA STREET, GREENVILLE, S. C.

VOL 1049 PAGE 567

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 12 11 59 AM '77

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Robert L. Watkins, Jr. and Tamara A. Watkins

7872 JAN 12

in consideration of Twelve Thousand Two Hundred Twenty-Five and 69/100 - - - - - 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 Perry S. Luthi, his heirs 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 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
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 and 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:

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

BEGINNING at an iron pin on the southern side of Pearl Avenue at the joint cor-
ner 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.

This is the same property conveyed to Robert L. Watkins, Jr. and Tamara A.
Watkins by deed from R. E. Houston, Jr. and I. Hayne Houston, said deed being
recorded in the RMC Office for Greenville County, S. C. on March 19, 1962 in
Deeds Vol. 694, page 413.

As a part of the consideration hereof, the grantee agrees to assume and pay, accord-
ing to its terms, that certain note and mortgage given to First Federal Savings &
Loan Association on which there is a balance due of \$29,774.31, said mortg. being
recorded in the RMC Office for Greenville County in Deeds Vol. 1182, page 243.
And, the grantor(s) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming
or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 1st day of January 19 77

SIGNED, sealed and delivered in the presence of:
Margie A. Hill (SEAL)
Tamara A. Watkins (SEAL)
Edward R. Hainer (SEAL)

DOCUMENTARY
STATE TAX
35.00
PR. 11213

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)
sign, seal and as the grantor(s)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 1st day of January 19 77
Edward R. Hainer (SEAL)
Notary Public for South Carolina. My Commission expires: 9-3-79
Margie A. Hill 1375

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }
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)' 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 1st
day of January 19 77
Edward R. Hainer (SEAL)
Notary Public for South Carolina. My Commission expires: 9-3-79

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
13.75

RECORDED this 12th day of January 19 77 at
94 at 11:59 A/M 186.2

RECORDED

4328 W-2