

410 E. Washington St.  
TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Greenville, S. C.

1071 263

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } Grantees' Address: 2101 E. North St.  
Greenville, SC 29615

KNOW ALL MEN BY THESE PRESENTS, that **GERALDINE PICKENS**

In consideration of **FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$4,500.00)**----- 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 **LEON N. LUTZ and VIRGINIA D. LUTZ**, all my right, title and interest in and to:

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as LOT NO. 2, Plat of Property of Analane C. Gibson, plat of which is recorded in the REC Office for Greenville County, South Carolina, in Plat Book AA at page 110, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of East North Street Extension, joint front corner of Lots 2 and 3; and running thence N 35-42 W 191.5 feet to an iron pin, joint rear corner Lots 2 and 3; thence S 55-18 W 75.5 feet to an iron pin; joint rear corner Lots 1 and 2; thence S 36-19 E 192 feet to an iron pin on East North Street Extension, joint front corner Lots 1 and 2; thence along East North Street Extension N 55-00 E 74 feet to an iron pin, the point of beginning.

ALSO, the right of egress and ingress by deed recorded in Deeds Vol. 533, page 225, and conveyed by deed recorded in Deeds Vol. 533, page 214, being a triangular strip fronting 5.7 feet on East North Street Extension.

This is the same property inherited by Azilee H. Mowbray, Gladys Morgan, Florence Arnold, Cora Lee Nance, Geraldine Pickens, Rachel Wittschen and John William Holland, as will appear according to the estate file for Cora Sue Gresham, who died intestate as a resident of Greenville County on March 22, 1977, as will appear according to Apartment 1464, File 19, in the Office of the Probate Court for Greenville County.

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.

LESS, HOWEVER, any right of way previously granted to the South Carolina State Highway Department for the widening of East North Street.

Grantees are to pay 1978 City and County property taxes.

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 3rd day of January 1978.

SIGNED, sealed and delivered in the presence of:  
Donald R. McAlister (SEAL)  
Linda M. Bean (SEAL)  
Geraldine Pickens (SEAL)  
Geraldine Pickens (SEAL)

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(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 3rd day of January 1978.  
Donald R. McAlister (SEAL)  
Notary Public for South Carolina 8-4-79.  
My commission expires: \_\_\_\_\_  
Linda M. Bean

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY  
COUNTY OF GREENVILLE } WOMAN GRANTOR  
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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.  
\_\_\_\_\_  
Notary Public for South Carolina. (SEAL)  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of JAN 4 1978 at 11:37 A.M. \_\_\_\_\_

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