

FILED
TITLE TO REAL ESTATE-Prepared by GREENVILLE CO. S. C. WILKINS & WILKINS; Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA 28 2 02 PM '75
COUNTY OF GREENVILLE DONNE S. TANKERSLEY
R.M.C.

va 1021 853

KNOW ALL MEN BY THESE PRESENTS, that I, JEANNE T. HOFFMAN

in consideration of ONE (\$1.00) and assumption of mortgages 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 RICHARD L. HOFFMAN, his heirs and assigns,

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the city and county of Greenville, state of South Carolina, located on the western side of David Street and having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of David Street and running thence S. 24 E. 73.6 feet to an iron pin; thence S. 72-1/2 W. 133-1/2 feet to an iron pin; thence N. 23 W. 88.6 feet to an iron pin; thence S. 75-22 W. 131 feet to an iron pin on David Street, the point of beginning.

This is the same lot conveyed to grantor by Jeanne D. Threath by deed dated August 27, 1968 recorded in deed book 851 page 112 of the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, rights of way or easements that may appear of record, on the recorded plat or on the premises.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay those two certain mortgages: (1) Mortgage to William C. Moon, Jr. in the original amount of \$4,500.00 recorded June 20, 1968 in mortgage vol. 1095 page 499, on which there is a balance due of \$ 1500.00 (2) Mortgage to C.I.T. Financial Services in the original amount of \$14,520.00 recorded 12/4/73 in mortgage vol. 1298 page 65 of the RMC Office for Greenville County, on which there is a balance due of \$ 8,062.18.

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 15 day of July, 1975.
SIGNED, sealed and delivered in the presence of:
Jeanne T. Hoffman (SEAL)
Jeanne T. Hoffman (SEAL)
David H. Wilkins (SEAL)
Crystal H. Deonnette (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 15 day of July, 1975.
David H. Wilkins (SEAL)
Crystal H. Deonnette (SEAL)
Notary Public for South Carolina
My commission expires: 1/11/82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } GRANTOR, A WOMAN
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
day of 19
David H. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires: 1/11/82

RECORDED this day of JUL 28 1975 at 2:11 P.M. No. 25123

4328 RV-2J