

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
JAN 16 10 55 AM '71
OLLIE FARNSWORTH
R.M.C.

VOL 906 PAGE 320

For True Consideration See Affidavit
Book 33 Page 109

KNOW ALL MEN BY THESE PRESENTS, that Chanticleer Real Estate Co.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
Ten and No/100ths (\$10.00) and other valuable consideration Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

EDWARD HOFMANN AND CORINNA HOFMANN, their heirs and assigns forever.

ALL that certain piece, parcel or lot of land located in the County of
Greenville, State of South Carolina, and being on the south side of Chapman
Road and being shown and designated as Lot No. 140 on a plat entitled
"Chanticleer Section IV" by Webb Surveying and Mapping Co., dated December
3, 1969 and recorded in the R.M.C. Office for Greenville County in Plat Book
4F, at page 20, and having, according to the said plat, the following metes
and bounds, to-wit:

BEGINNING at a point on the south side of Chapman Road, at the joint front
corner of Lots 141 and 140 and running thence with the line of Lot 141, S.
9-02 W. 175 feet to a point; thence N. 81-58 W. 130 feet to a point at the
joint rear corner of Lots 140 and 139; thence with the joint line of Lot
139, N. 9-02 E. 175 feet to a point on the south side of Chapman Road; thence
with the south side of Chapman Road, S. 81-58 E. 130 feet to the point of
beginning.

Said conveyance is subject to all restrictions, rights-of-way and
easements of record.



Greenville County
Stamps
Paid \$ 13.20
Plat No. 380 Sec. 1

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 does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee's(s') heirs or successors against the grantor and its successors and against every person
whosoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 13th day of January 1971.

SIGNED, sealed and delivered in the presence of:

Laura J. Durham
Mary Ann Richards

Chanticleer Real Estate Co. (SEAL)
A Corporation
By: R. R. Hughes
President
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 13th day of January 1971.
Louis D. Elmore (SEAL)
Notary Public for South Carolina.

Laura J. Durham

My Commission Expires: 4-7-80
RECORDED this 14th day of January 1971 at 10:53 A. M., No. #16236

157- W613-1-147