GREENVILLE CO. S. C VOL 1044 MAI 520 DEFOUTH CAROLINA TAX COLUMNICION STATE OF SOUTH, CAROLINA ... , ... DOCUMENTARY COUNTY OF GREENVILLE STAMP First Federal Savings & Loan Association of Greenville, KNOW ALL MEN BY THESE PRESENTS, that First Federally Chartered Savings and Loan Association , in consideration of Sixty-six Thousand and no/100 , State of South Carolina -----(\$66,000.00)-----the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto George P. Hoffmann, his heirs and assigns forever: ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, at the northwestern corner of the intersection of Old Spartanburg Road and Howell Road, as shown on a plat thereof entitled "Property of First Federal Savings and Loan Association of Greenville, S. C., near Greenville, S. C.", dated September 28, 1976, prepared by C. O. Riddle, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book 5-W at page 42 having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin at the Northwestern corner of the intersection of Old Spartanburg Road and Howell Road and running thence with the Northwestern side of Old Spartanburg Road, S. 65-40 W., 100.5 feet to an iron pin; thence continuing with the Northwestern side of Old Spartanburg Road, S. 67-24 W., 100.5 feet to an iron pin on the line of property owned by O. B. Godfrey; thence with the line of said Godfrey property, N. 7-23 W., 154.55 feet to an iron pin on the line of property owned by the Greenville County Library; N thence with the line of said Greenville County Library property, N. 84-38 E. ) 195.7 feet to an iron pin on the Western side of Howell Road; thence with the O Western side of Howell Road, S. 5-50 E. 92 feet to the point of beginning. -271-541.3-1-17.1 TOGETHER with an easement unto the grantee, his heirs and assigns forever, for the purpose of constructing and maintaining a sewer line running from property of the Greenville County Library to the property being described herein. Said easement shall have a uniform width of 10 feet and shall have a length of 202.16 feet, which easement is adjacent to and runs parallel with the joint line of Lots 2 and 3 on a plat recorded in Plat Book V 61, and extends into Lot 6 on said plat. Eranteexshakkxhavexthexmight ake Combinuously annintoin askid areverating askid areverating askid as a statement and a statement of the combined and the combined askid are a statement of the combined askid are a state beingsmenkagedsmithsmonexathershinessmharpartiessmanexakaseancelsmokskarminate the within resement xxx intil x such x time This easement shall continue and shall be a covenant running with the land. For deeds into Grantor see deed from Threatt Maxwell Enterprises, Inc., dated April 1, 1975, recorded April 1, 1975, in the R.M.C. Office for Greenville County in Deed Book 1016 at page 170, and deed from Threatt Maxwell Enterprises, Inc., dated December 9, 1974, recorded December 11, 1974, in the R.M.C. Office For Greenville County in Deed Book 1011 at page 603. The Grantee's Mailing Address is: 10 Sevier Street, Greenville, S.C. 29605 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 and against every person whomsoever 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 21st day of October 19 76 FIRST FEDERAL SAVINGS & LOAN ASSOCIA-TION OF GREENVILLE, S.C. SIGNED, sealed and delivered in the presence of: A Corporation KXXXX Executive Vice President Greenville County Stanies STATE OF SOUTH CAROLINA Faid 1 72 6 PROBATE Act No. 330 Car. 1 COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he,

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with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21stday of October

<u>21st</u> day of

My commission expires:

RECORDED this\_