

TITLE TO REAL ESTATE—Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

MAY 27 4 30 PM '74
DONNIE S. TANKERSLEY
R.M.C.

VOL 999 PAGE 707

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Ellison H. Threatt, Jr.

in consideration of One (\$1.00) and assumption of mortgage 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina on the south side of Palmetto Avenue being known and designated as Lot # 5, Block "P" on plat of Riverside subdivision replatted and recorded in plat book "K" pages 281-284 of the RMC Office for Greenville County, South Carolina and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the south side of Palmetto Avenue the joint front corner of Lots #4 & 5, thence with the joint line of said lots S. 10-15 W. 125 feet to an iron pin on the north side of a 15 ft. alley; thence with the north side of said alley S. 79-45 E. 50 feet to an iron pin corner of Lot #6; thence with the line of said lots N. 10-15 E. 125 feet to an iron pin on the south side of Palmetto Avenue; thence with the south side of said street N. 79-45 W. 50 feet to the beginning corner. This house and lot is numbered 407 Palmetto Avenue and is shown on county block book sheet 146, block 10, lot 5.

This is the same property conveyed to grantor by Fred M. Thompson et al by deed recorded April 23, 1973 in deed vol. 973 page 56 of the RMC Office for Greenville County, S. C.

As a part of the consideration for this conveyance the grantee herein assumes and agrees to pay that certain mortgage held by The Citizens Building and Loan Association in the original amount of \$7,000 recorded in mortgage vol. 1277 page 677 of the RMC Office for Greenville County, S. C., on which there is a balance due of approximately \$3,000.

-225-146-10-5

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 27 day of May, 1974.
SIGNED, sealed and delivered in the presence of:
Donnie S. Tankersley (SEAL)
Richard L. Hoffman (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27 day of May, 1974.
Donnie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 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 27 day of May, 1974.
Donnie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79

RECORDED this day of MAY 27 1974 at M. No. 30035

7070

4328 RV-2