

TITLE TO REAL ESTATE- Offices of HILL, JAMES A. WYATT, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that James W. Hoffman and Audrey C. Hoffman-----

in consideration of Thirteen Thousand Three Hundred Fifteen and 77/100 (\$13,315.77)----- Dollars,
and assumption of the mortgaged indebtedness hereinbelow set forth:
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto W. Robert Spinks and Nancy H. Spinks, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the eastern side
of Wallingford Road near the City of Greenville, in the County of Greenville, State
of South Carolina and known and designated as Lot No. 4 of a subdivision known as
Buxton, plat of which is recorded in the R.M.C. Office for Greenville County in
Plat Book 4N at Pages 2 through 4 and according to said plat has the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wallingford Road at the joint front
corner of Lots Nos. 3 and 4 and running thence with the joint line of said lots S. 53-
19 E., 166 feet to an iron pin; running thence N. 34-58 E., 33.1 feet to an iron pin;
thence continuing along the rear line of said lot N. 27-11 E., 101.9 feet to an iron
pin at the joint rear corner of Lots Nos. 4 and 5; running thence with the joint line
of said lots N. 59-05 W., 158.55 feet to an iron pin on the eastern side of Wallingford
Road; running thence with the eastern side of said road S. 32-06 W., 118 feet to an iron
pin, point of beginning.

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This property is conveyed subject to restrictions and easements or rights of way, if any
of record.

This is the same property conveyed to the Grantors herein by deed recorded in the R.M.C.
Office for Greenville County and recorded in Deed Book 972 at Page 281.

The Grantees herein assume and agree to pay that certain note and mortgage heretofore
executed unto First Federal Savings & Loan Association which mortgage is recorded in
Mortgage Book 1272 at Page 200 and having a present balance of \$33,484.23.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining, 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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 16 day of December 19 74.

SIGNED, sealed and delivered in the presence of:

James W. Hoffman (SEAL)
Audrey C. Hoffman (SEAL)

Theresa M. Alford
William D. Brown

Greenville County
14.85
PROBATE



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

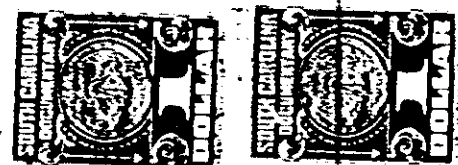
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)
sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 15 day of December 19 74.

William D. Brown (SEAL)
Notary Public for South Carolina

Theresa M. Alford

My Commission Expires June 13, 1979.



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 re-
linquish 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
16 day of December 19 74.

William D. Brown (SEAL)
Notary Public for South Carolina

Audrey C. Hoffman

My Commission Expires June 13, 1979.

RECORDED this day of DEC 17 1974 19 at 4:07 P. M. No. 14825

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