

TITLE TO REAL ESTATE John P. Mann, Attorney at Law, Greenville, S. C.

Vol 1062 pg 545

STATE OF SOUTH CAROLINA

Grantees address:  
1307 North Main St.  
Greenville, S. C. 29609

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

KNOW ALL MEN BY THESE PRESENTS

I, FRANK H. KAUFMANN, JR.

AUG 15 12 21 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

in consideration of Eighty Seven Thousand and no/100 (\$87,000.00) ----- 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 MELVIN R. HUTSON, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the southwestern corner of the intersection of North Main Street and Hillcrest Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown as a portion of Lots 1 and 2 on a plat of HIGHLAND TERRACE, Block A, dated May 7, 1918, prepared by R. E. Dalton, Engineer, recorded in the Office of the RMC for Greenville County, S. C. in Plat Book "E", at Pages 101 and 102 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Hillcrest Drive and North Main Street and running thence along North Main Street S. 19-47 W., 118.2 feet to an iron pin; thence with a new line across Lots 1 and 2, N. 66-30 W., 161.3 feet, more or less, to an iron pin in the joint line of Lots Nos. 2 and 3; thence along the joint line of Lots 2 and 3, N. 23-30 E., 118 feet, more or less to an iron pin on the southern side of Hillcrest Drive; thence with the southern edge of Hillcrest Drive S. 66-30 E., 153.7 feet, more or less, to the point of beginning.

This is the same property conveyed to Frank H. Kaufmann, Jr. and Fatema S. Sultan by deed from Michele C. Melaragno and Helen M. Melaragno recorded February 23, 1976 in said RMC Office in Deed Book 1031 at page 930. Fatema S. (Sultan) Kaufmann deeded her one-half interest to Grantor by deed recorded March 1, 1977 in said RMC Office in Deed Book 1051, at Page 873.

- 519-178-5-32

This property is subject to restrictive covenants, easements, zoning ordinances, and rights-of-way as appear of record or on the property.

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 assigns against the grantor(s) and the grantor(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 15th day of August 1977

SIGNED, sealed and delivered in the presence of

Frank H. Kaufmann, Jr. (SEAL)

John P. Mann  
Patricia A. Howard

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
AUG 15 77 TAX 174.00  
PB. 11218

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 15th day of August 1977

John P. Mann (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/19/79

Patricia A. Howard

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

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 15th day of August 1977

John P. Mann (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/19/79

Fatema S. Kaufmann

RECORDED this AUG 15 1977 At 12:21 P.M.

4954

RECORDED

4328 RV.2