

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Ronald E. Smith, Jr. and Martha M. Smith

in consideration of Two thousand three hundred & 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

John C. Hoffman and Lori A. Hoffman, their heirs and assigns,

All that certain piece, parcel or lot of land, situate in the State of South Carolina, County of Greenville, on the northeastern side of Westwood Drive, near the Town of Simpsonville, Austin Township, being shown and designated as Lot No. 22 on plat of Section 1 of Westwood Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4F, Page 21, and a more recent plat of property of Ronald E. Smith, Jr. and Martha M. Smith prepared by J. L. Montgomery, III, R.L.S., dated September 24, 1976, and having, according to the more recent plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Westwood Drive, at the joint corner of Lots 21 and 22 and running thence along the line of Lot 22 N. 47-25 E. 152.2 feet to an iron pin; thence N. 42-21 W. 105 feet to an iron pin; thence along the line of Lot 23, S. 47-25 W. 152.3 feet to an iron pin on the northeastern side of Westwood Drive; thence along said Westwood Drive S. 42-24 E. 105 feet to the beginning corner.

This is the same property conveyed to the grantors by deed of T. Wayne Crolley recorded September 30, 1976 in deed volume 1043 at page 807 in the RMC Office for Greenville County, S. C. and is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE, the grantees herein assume and agree to pay that certain mortgage given by Ronald E. Smith and Martha M. Smith to Lincoln Home Mortgage Co., Inc. (assigned to Engel Mortgage Company, Inc.) in the original amount of \$24,450.00 recorded in mortgage volume 1379 at page 153 in the RMC Office for Greenville County on which there is a present balance due of approximately \$24,199.65.

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 28th day of February, 1978.

SIGNED, sealed and delivered in the presence of:

Denobia C. Hall Terri D. Palmer Ronald E. Smith Jr. Martha M. Smith (SEAL) (SEAL)

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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 28th day of February, 1978

Denobia C. Hall Terri D. Palmer (SEAL) (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79

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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 28th day of February, 1978

Denobia C. Hall (SEA)
Notary Public for South Carolina
My commission expires: 11-12-79

RECORDED this MAR 8 1978

574.6-14 At 2:55 P.M.

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