

TITLE TO REAL ESTATE - Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.  
 STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. VOL. 1035 PAGE 522  
 COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that George Peter Hoffman, III  
 100 Downing Place  
 Greenville, S.C.  
 in consideration of Seven Thousand Six Hundred Sixty-Four and 14/100----- Dollars,  
 and assumption of mortgage as set out below  
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and  
 release unto Charles Steven Jordan and Esther S. Jordan, their 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, and being known and designated as Lot 58 of Westminister Village, Section I, as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book 5P at Page 40, and having the following metes and bounds, according to a more recent plat thereof entitled "Property of George P. Hoffman, III., " prepared by Webb Surveying and Mapping Co., dated June 20, 1977:

BEGINNING at an old iron pin on the western side of Downing Place at the joint front corner of Lots 58 and 59, and running thence with the line of Lot 59, N 76-31 W., 152.7 feet to an old iron pin; thence with the line of Lot 57, N 35-52 E., 121.9 feet to an old iron pin at the joint front corner of Lots 58 and 57 on the southwestern side of Paddock Lane; thence with the southwestern side of Paddock Lane, S 67-46 E., 73.9 feet to an old iron pin; thence S 28-43 W 36.3 feet to an old iron pin on the western side of Downing Place; thence with the western side of Downing Place, S 6-44 W. 75.1 feet to the point of beginning.

This being the same property conveyed to the grantor herein by deed of Regency Enterprises, Inc. recorded in the RMC Office for Greenville County on June 23, 1977, in Deed Book 1059 at Page 115.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

As part of the consideration for the purchase of this property grantee assumes and agrees to pay the balance of that certain real estate mortgage to NCNB Mortgage Corporation recorded in the RMC Office for Greenville County (continued on back)

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 17th day of January 1979  
 SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)  
[Signature] (SEAL)

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }  
 PROL. STATE OF SOUTH CAROLINA }  
 SOUTH CAROLINA DEED COMMISSION }  
 DOCUMENTARY }  
 TAX } 16.00

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of January 1979  
[Signature] (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 6-30-80

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, 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 17th day of January 1979  
[Signature] (SEAL)

Notary Public for South Carolina  
 My commission expires: (CONTINUED ON NEXT PAGE)

RECORDED this 17th day of January 1979  
 COUNTY DEED COMMISSION  
 TAX 08.80

0.525

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