

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE Grantee's address: East North Street, Greenville, S.C.

P. O. Box 1021 FS Greenville, S. C. 29603

BOOK 1120 PAGE 784

KNOW ALL MEN BY THESE PRESENTS, that Linda K. Hoffmann, James A. Hoffmann, William A. Hoffmann, and George P. Hoffmann, III

40 1193

in consideration of Seventy Thousand and no/100 (\$70,000.00)-----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 Community Bank, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, at the northwestern corner of the intersection of Old Spartanburg Road and Howell Road, as shown on a plat thereof entitled "Property of Community Bank" dated January 14, 1980, prepared by James R. Freeland, a registered land surveyor, and recorded in the RMC Office for Greenville County in Plat Book 1V at Page 47, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Old Spartanburg Road and Howell Road and running thence with the northwestern side of Old Spartanburg Road S. 65-44 W. 100.4 feet to an iron pin; thence continuing with the northwestern side of Old Spartanburg Road, S. 67-39 W. 100.8 feet to an iron pin; thence running and proceeding N. 7-18 W. 154.1 feet to an iron pin; thence turning and proceeding N. 84-38 E. 195.8 feet to an iron pin; thence turning and proceeding S. 5-51 E. 92.0 feet along Howell Road to the point of beginning. — 12 - 271 - 541.3 - 1 - 17.1

Together with any and all easements and rights of way heretofore granted to said George P. Hoffmann.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record.

This being the same property heretofore conveyed to George P. Hoffmann in Deed Book 1044 at Page 920 in the RMC Office for Greenville County, and devised pursuant to the Estate of George P. Hoffmann in Apartment 1460 File 19 contained in the Probate Court for Greenville County.

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 21st day of January, 1980

SIGNED, sealed and delivered in the presence of

Catherine H. Clark
H. A. Chapman, Jr.

Linda K. Hoffmann (SEAL)
James A. Hoffmann (SEAL)
William A. Hoffmann (SEAL)
George P. Hoffmann III (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 21st day of January 1980

Catherine H. Clark (SEAL)

H. A. Chapman, Jr.

Notary Public for South Carolina
My commission expires: 7-26-84

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 (twist) 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 21st day of January 1980

Catherine H. Clark (SEAL)

James A. Hoffmann
William A. Hoffmann
Carol G. Hoffmann

Notary Public for South Carolina
My commission expires: 7-26-84

RECORDED this 19th day of Feb. 1980 at 4:24 P.M. No. 25113

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