

Jan 16 3 21 PM '70

TITLE TO REAL ESTATE—PREPARED BY W. W. WILKINS, ATTORNEY AT LAW, GREENVILLE, S. C.

OLLIE E. BARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, Gerald D. Hoffman and Selita L. Hoffman

in consideration of Three Thousand (\$3,000.00) Dollars,
and assumption of mortgage

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 F. Boehm and Annette J. Boehm, their heirs and assigns,

All that piece, parcel or lot of land in the county of Greenville, state of South Carolina, on the southerly side of Sheffield Lane, being shown and designated as the major portion of Lot No. 73 on plat of Avon Park, recorded in the RMC Office for Greenville County, S. C. in plat book KK at page 71, and being shown on a more recent plat entitled, "Property of Joe N. Price" prepared by R. B. Bruce, R.L.S., Sept 29, 1965 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Sheffield Lane, the joint front corner of Lots Nos. 73 and 74, and running thence with the line of said lots S. 15-53 W. 175 feet to an iron pin; thence N. 74-07 W. 85.2 feet to an iron pin; thence on a new line through lot No. 73, N. 11-26 E. 183.3 feet to an iron pin on the southerly side of Sheffield Lane; thence with said Lane the following courses and distances S. 64-26 E. 30.6 feet, S. 70-45 E. 49.4 feet, and S. 73-01 E. 20 feet to the point of beginning.

This is the same property conveyed to grantors by Ethel K. Pannell by deed recorded June 30, 1967 in deed vol. 822 page 615 of the RMC Office for Greenville County, S. C., and is conveyed subject to restrictions applicable to said subdivision, and to any recorded easements or rights of way.

As a part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage given to Aiken Loan & Security Company recorded on October 18, 1965 in mortgage vol. 1011 page 37 in the origination amount of \$12,750.00 on which there is a balance due of \$11,761.01.



3.30

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(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 15 day of October 19 70 .

SIGNED, sealed and delivered in the presence of:

Gerald D. Hoffman (SEAL)
Selita L. Hoffman (SEAL)
W. W. Wilkins (SEAL)
Denobia C. Hall (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of October 19 70 .

W. W. Wilkins (SEAL) Denobia C. Hall

Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 1, 19 71

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUCIATION 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 15 day of October 19 70 .

Selita L. Hoffman (SEAL)
W. W. Wilkins (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 1, 19 71

RECORDED this 16 day of October 19 70, at 5:21 P.M., No. 9223

276-733-3-79.1