

TITLE TO REAL ESTATE—Mann & Brissey, Attorneys at Law, Greenville, S.C., Lawyers Building

FILED GREENVILLE, S.C.



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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 31 4 22 PM 1968

OLLIE BRASWORTH

KNOW ALL MEN BY THESE PRESENTS, that We, Conrad Edward Monaghan and Eleanor C. Monaghan,

in consideration of Three Thousand Five Hundred and No/100 (\$3,500.00)-----Dollars,
and assumption of mortgage referred to 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

MauroSeminara and Gloria Seminara, their heirs and assigns forever:

All that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina situate, lying and being on the northeastern side of Lullwater Road and being known and designated as Lot No. 30 on plat of Northside Gardens Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "S", at Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lullwater Road, joint front corner of Lots Nos. 29 and 30 and running thence with the common line of said lots N. 48-52 E. 245.6 feet to an iron pin; thence with the rear line of Lot No. 30 S. 35-45 E. 105.4 feet to an iron pin at the joint rear corner of Lots Nos. 30 and 31 and running thence with the common line of said lots S. 48-52 W. 236.1 feet to an iron pin on the northeastern side of Lullwater Road; thence with said Road N. 41-08 W. 105 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the grantors by deed dated August 14, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 755, at Page 438.

This conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R. M. C. Office for Greenville County.

Grantees to pay 1968 city and county taxes.

As part of the consideration for this conveyance, the grantees herein assume and agree to pay the balance due on that certain mortgage given to C. Douglas Wilson & Co. in the original amount of \$19,000.00 dated August 17, 1964 recorded in the R. M. C. Office for Greenville County in Mortgage Book 968, at Page 475, the present balance due and owing thereon being \$17,892.10.

County Taxes Paid \$3.85
See Act No. 500 Section 1

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 25th day of July 19 68. Conrad Edward Monaghan
Conrad E. Monaghan (SEAL)
Eleanor C. Monaghan (SEAL)
James L. Gallop (SEAL)
Edward J. Buziak (SEAL)

STATE OF PENNSYLVANIA }
COUNTY OF Berks }
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 25 day of July 19 68
James L. Gallop (SEAL)
Notary Public for South Carolina, Pennsylvania
My commission expires: 5/1/71

STATE OF PENNSYLVANIA }
COUNTY OF Berks }
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 25 day of July 19 68.
Eleanor C. Monaghan (SEAL)
Notary Public for South Carolina, Pennsylvania
My commission expires: 5/1/71
RECORDED this 31 day of July 19 68, at 4:22 P. M., No. 2697