

JUN 21 2 40 PM '71
State of South Carolina

TITLE TO REAL ESTATE

OLLIE FAIRBANKS GREENVILLE COUNTY

Know All Men by These Presents:

That MAURO SEMINARA, hereafter referred to as Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, paid to Grantor by GLORIA SEMINARA and Love and Affection, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, her Heirs and Assigns, forever:

ALL of my right, title, interest and estate, the same being an undivided one-half (1/2) in and to 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 of record 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; 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.

This conveyance is made subject to restrictions, easements and rights-of-way appearing of record in said R. M. C. Office and is conveyed subject to that Real Estate Mortgage recorded in Mortgage Book 968, at Page 475, which was assumed by the Grantor and the Grantee by that deed recorded in Deed Book 849, at Page 379.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 21st day of June, 1971.

Mauro Seminara (Seal)

Signed, Sealed and Delivered in the Presence of

Cynthia Smith (Seal)
James B. Price (Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 21st day of June 1971
James B. Price (Seal)
Notary Public for South Carolina

Cynthia Smith

My Commission expires ~~January 1, 1971~~ 6-10-80

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

GRANTEE WIFE OF GRANTOR, I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this _____ day of _____, 19____

(Seal)
Notary Public for South Carolina

My Commission expires January 1, 197____.
Recorded this 21st day of June 1971, at 2:40 P. M., No. #30959