

STATE OF SOUTH CAROLINA

Vol 1192-911

COUNTY OF GREENVILLE

FILED

KNOW ALL MEN BY THESE PRESENTS, that WE, WILLIAM ALBERT BERNARDO and
JUL 22 2 09 PM '83 CECELIA M. BERNARDO

in consideration of ----- ONE HUNDRED FIVE THOUSAND AND NO/100----- 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 JOSEPH BLAINE MASVERO and CHERYL ANN MASVERO, their heirs and assigns forever:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 45 on a plat of PEBBLE CREEK, Phase IV, Section II, recorded in Plat Book 7-C at Page 47, and having, according to a more recent survey prepared by Freeland and Associates, dated July 21, 1983, entitled "Property of Joseph Blaine Masvero and Cheryl Ann Masvero", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 44 and 55 and running thence S. 80-19 W. 137.92 feet to an iron pin; thence with the line of Lot 61 and 60, N. 7-27 W. 86.80 feet to an iron pin; thence running with the line of Lot 46, N. 74-20 E. 130.0 feet to an iron pin; thence running with Pebble Creek Way, S. 12-40 E. 100.45 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Grantors herein by deed of Hamlett Builders, Inc., dated December 15, 1982 and recorded December 20, 1982 in the RMC Office for Greenville County in Deed Book 1179 at Page 212.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

THIS property is a portion of Planned Unit Development as evidenced by application filed on July 25, 1979 in the RMC Office of Greenville County in Deed Book 1107 at Page 642.

12(279) 526.3-1-45

Grantee's Address:
22 Pebble Creek Way
Taylors, S. C. 29687

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 21st day of July, 1983
SIGNED, sealed and delivered in the presence of:
William A. Bernardo (SEAL)
Cecelia M. Bernardo (SEAL)
Julian P. [Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
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 July 19 83
Julian P. [Signature] (SEAL)
Notary Public for South Carolina
My commission expires 10-02-91

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
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 singular the premises within mentioned and released.
GIVEN under my hand and seal this
21st day of July 19 83
Julian P. [Signature] (SEAL)
Notary Public for South Carolina
My commission expires 10-02-91

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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