

FILED

TITLE TO REAL ESTATE—Love, Fernon, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA

Grantee(s) Mailing Address:

COUNTY OF GREENVILLE

DUPLICATE R.M.C. WENSLEY

106 Beauclaire Drive
Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that CHRISTINA E. LLOYD

in consideration of Fourteen thousand seventy-one and 17/100ths -----(\$14,071.17) Dollars,
and assumption of mortgage as set forth 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 JAMES FERNANDES, his heirs and assigns forever

ALL that piece, parcel or lot of land, with all buildings and
improvements thereon, situate, lying and being on the western side
of Danwood Court, in the Town of Simpsonville, Greenville County,
South Carolina, being known and designated as Lot No. 35 on a plat
of WESTWOOD, SECTION I, made by Piedmont Engineers and Architects,
dated February 5, 1970, recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book 4-F, page 21, reference to which
plat is hereby craved for the metes and bounds thereof.

DERIVATION: Deed of Niel W. Castelucci and Barbara B. Castelucci
recorded April 2, 1979 in Deed Book 1099 at page 641 in the Greenville
County RMC Office.

This conveyance is subject to any and all existing reservations,
easements, rights of way, zoning ordinances and restrictions or
protective covenants that may appear of record or on the premises.

As a part of the above stated consideration the grantee, by the
acceptance of the delivery of this deed, does hereby expressly
agree to assume and be responsible for the payment of the balance
due on that certain mortgage executed by Niel W. Castelucci and
Barbara B. Castelucci to Collateral Investment Company in the original
sum of \$23,200.00 dated December 15, 1977 and recorded December
16, 1977 in Mortgage Book 1418 at page 719 in the Greenville
County RMC Office and having a present assumption balance of
\$21,883.83.

18 (899) 574.6 - 1 - 90

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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 19th day of December 19 83

SIGNED, sealed and delivered in the presence of:

B. Pray Walsh
Betty C. Minnis

Christina E. Lloyd (SEAL)
Christina E. Lloyd

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX \$ 29.00

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 other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 19th day of December 19 83

B. Pray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Betty C. Minnis
Betty C. Minnis

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
NOT NECESSARY - WOMAN GRANTOR

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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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

day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires:

RECORDED this day of DEC 20 1983 19

at 11:35 A.M. 19524

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ DEC 20 '83 \$ 15.95
PB. 10311

5795

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