

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Grantee(s) Mailing Address

WL 1219-497

106 Beauclair Drive
Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that KAREN ANNE MONACO AND MARIANO J. MONACO

in consideration of Twenty-one thousand seven hundred seventy and 03/100ths----- Dollars,
(\$21,770.03) and the 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 the buildings and
improvements thereon, situate, lying and being in the City
of Mauldin, County of Greenville, State of South Carolina,
being known and designated as Lot No. 31 on plat of Sections
I and II of Parkwood Subdivision, which plat is recorded in
the RMC Office for Greenville County in Plat Book 4R at
Page 42, and being described more particularly according to
a plat entitled revision of Lots 30 and 31, Parkwood Subdivision
Section II, dated May 14, 1974, prepared by C.O. Riddle, RLS,
recorded in Plat Book 10W at Page 18, to wit:

BEGINNING at an iron pin on the southwestern side of Elkwood
Street at the joint front corner of Lots 31 and 32 and running
thence along the common line of said Lots S 48-26 W, 150.2 feet
to an iron pin at the joint rear corner of said Lots; thence N
41-40 W, 111 feet to an iron pin at the newly established
joint rear corner of Lots 30 and 31; thence along the new common
line of said Lots N 63-21 E, 170.4 feet to an iron pin on the
southwestern side of Elkwood Street; thence along the right-of-way
of said Street S 19-21 E, 38 feet to an iron pin; thence continuing
along said right-of-way S 41-34 E, 32 feet to an iron pin, the
point of beginning.

DERIVATION: Deed of Courtney P. Holland recorded November 4, 1974
in Deed Book 1009 at Page 545.

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 14th day of August 19 84

SIGNED, sealed and delivered in the presence of:

Betty C. Minnis
Betty C. Minnis

Karen Anne Monaco (SEAL)
Karen Anne Monaco (SEAL)
Mariano J. Monaco (SEAL)
Mariano J. Monaco (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 other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 14th day of August 19 84

Betty C. Minnis (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

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 _____, 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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