

FILED
TITLE OF REAL ESTATE-Cheros and Patten GREENVILLE CO, Greenville, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Pete Marinos

in consideration of Twenty-six Thousand Seven Hundred and No/100 ---- (\$26,700.00) 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 Gerard M. Monaghan, his heirs and assigns, forever:

All that certain, piece, parcel or lot of land in the State of South Carolina, County of Greenville, City of Greenville, on the Northern side of West Croft Street, being the eastern half of Lot Number 46 in Section B. of the property of Stone Land Company, as shown on plat of J.E. Sirrine, dated May 21, 1909, recorded in Plat Book A at Page 339 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Croft Street, which iron pin is 453 feet and 6 inches west of the northwestern corner of the intersection of North Main Street and Croft Street, and running thence with the joint line of Lots 46 and 48, N 1-41 E 200 feet to an iron pin on the Southern side of an alley; thence, with said alley, N 83-73 W 50 feet to an iron pin; thence, S 1-41 W 200 feet to an iron pin on the Northern side of Croft Street, which pin is 250 feet East of Townes Street; thence, with the Northern side of Croft Street, S 83-13 E 50 feet to the point of beginning.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot.

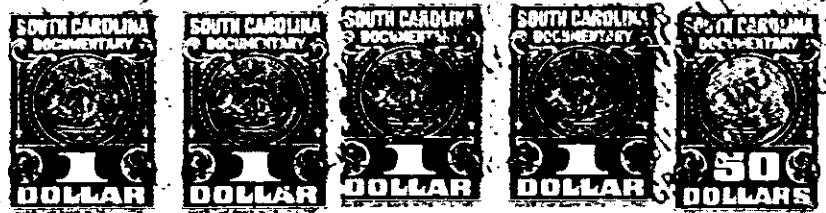
Derivation: Deed Book 748 at Page 216 and Deed Book 654 at Page 425.

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 administrators 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 19 day of March 1976 .

SIGNED, sealed and delivered in the presence of:

John R. Patten (SEAL) Pete Nick Marinos (SEAL)
Deborah H. Garrison (SEAL)



Greenville County (SEAL)
Stamps Paid \$ 29.79 (SEAL)
Act No. 380 Sec. 1

STATE OF SOUTH CAROLINA
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19 day of March 1976 .

John R. Patten (SEAL) Deborah H. Garrison
Notary Public for South Carolina
My commission expires: 8-12-78

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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, 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 19 day of March 1976 .
John R. Patten (SEAL) Joan C. Marinos
Notary Public for South Carolina
My commission expires: 8-12-78

RECORDED this 19 day of MAR 19 1976 at 11:49 A. M., No. 219-3
6-4-11

0.35

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