

TITLE TO REAL ESTATE Prepared by SHERY L. JOY, ATTORNEY AT LAW, 111 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

That COURTNEY P. HOLLAND

Know All Men by These Presents:

in the State aforesaid, in consideration of the sum of Twenty-Three Thousand Eight Hundred and No/100(\$23,800.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

KAREN ANNE AND MARIANO J. MONACO, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land in the City of Mauldin, County of Greenville, State of South Carolina, on the Westerly side of Elkwood Street being shown and designated as Lot No. 31 on a plat entitled "Revision of Lots 30 and 31, Parkwood, Section I" recorded in the RMC Office for Greenville County in Plat Book 5-1 at Page 6.

Said lot fronts on the Westerly side of Elkwood Street, 70 feet, has a depth of 150.2 feet on the Southerly side, a depth of 170.4 feet on the Northerly side and is 111 feet in width across the rear.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.



Greenville County  
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1

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(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)' Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s)' Heirs 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 1st day of November, 19 74

*Courtney P. Holland* (Seal)  
Courtney P. Holland

Signed, Sealed and Delivered in the Presence of

*Sandra S. Newton*  
*[Signature]*

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 1st day of November, A. D. 19 74

*[Signature]* (Seal)  
Notary Public for South Carolina Commission Expires: 10/20/79 *Sandra S. Newton*

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of November, A. D. 19 74

*Martha B. Holland*  
Martha B. Holland

*[Signature]* (Seal)  
Notary Public for South Carolina Commission Expires: 10/20/79

Cancelled documents stamp attached  
Recorded this NOV 4 1974 1:27 P.M. 11510

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