

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Victor-Monaghan Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Three Hundred and no/100. (\$300.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Claude J. Welchel, his Heirs

and Assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Parker Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on Plat of Victor-Monaghan Company, Development No. 1, made by Dalton & Neves, December 19, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book M, at page 39, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southwest side of Parker Road at joint front corner of Lots No. 3 and 4, and running thence with the Line of Lot No. 3, S. 38-30 W. 275 feet to an iron pin in the Northeast line of Lot No. 53; thence with the line of Lot No. 53, N. 51-30 W. 100 feet to an iron pin in the Southeast side of Louise Avenue; thence with the Southeast side of Louise Avenue N. 38-30 E. 250 feet to an iron pin; thence continuing along a curve line with Louise Avenue to and with Parker Road to an iron pin (the chord of which is N. 83-30 E. 35.3 feet); thence with the Southwest side of Parker Road S. 51-30 E. 75 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants and building restrictions which are on file in the R. M. C. Office for Greenville County, S. C., in Deed Book 243, at page 146.