

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 (\$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 John Porter Johnson, His Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southwestern side of Monaghan Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known as Lot No. 45 on plat of property of Victor-Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, December 1941, 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 Southwestern side of Monaghan Avenue at the joint front corner of Lots No. 44 and 45 and running thence along the common lines of said lots, S. 44-40 W. 246.7 feet to an iron pin joint rear corner of Lots No. 42, 43, 44 and 45; thence along the rear line of Lots No. 42 and 41, N. 72-23 W. 203 feet to an iron pin in the line of Lot No. 40; thence along the common line of Lots 40 and 45, N. 7-52 E. 101.2 feet to an iron pin at the corner of Lot No. 40; thence N. 73-52 E. 288 feet to an iron pin on the Southwestern side of Monaghan Avenue; thence along the Southwestern side of Monaghan Avenue, S. 49-0 E. 100.9 feet to an iron pin, the beginning corner.

The property herein conveyed is subject to the restrictive covenants which are recorded in the R. M. C. Office for Greenville County in Deed Book 243, at page 146, reference to which is hereby made.