

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

NOV 17 3:45 PM 1955

KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC.  
a corporation chartered under the laws of the State of Delaware owning property and having a  
Greenville in the State of South Carolina and having its principal place of business at  
sum of Nine Hundred Fifty and No/100ths (\$950.00) for and in consideration of the  
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 NOAH G. FRANKS AND VIRGIE H. FRANKS:

All that piece, parcel or lot of land situate, lying and being on the Northeastern side of Cottingham Street near Monaghan Mills in the County of Greenville, State of South Carolina, and known and designated as Lot 53 as shown on a plat entitled "Monaghan Subdivision, Greenville, S. C." made by Piedmont Engineering Service, Greenville, S. C., August 9, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book GG, at pages 86 and 87, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Cottingham Street at the joint front corner of Lots 52 and 53 and running thence with the Northeastern side of Cottingham Street N. 48-04 W. 75 feet to an iron pin at the joint front corner of Lots 53 and 54; thence with the common line of said two lots N. 41-56 E. 154.1 feet to an iron pin in the line of Lot 55; thence with the line of Lots 55 and 50 S. 79-06 E. 69.4 feet to an iron pin in the rear line of Lot 51; thence with the rear line of Lot 51 S. 29-24 W. 71.6 feet to an iron pin, corner of Lot 52; thence with the common line of Lots 52 and 53 S. 41-56 W. 120 feet to an iron pin, the point of beginning.

This conveyance is made subject to restrictive covenants applicable to Monaghan Subdivision recorded in the R. M. C. Office for Greenville County in Deed Book 509 at page 443 and to an easement for utilities service dated October 11, 1954, given by J. P. Stevens & Co., Inc., to Duke Power Company and recorded in the R. M. C. Office for Greenville County in Deed Book 510 at page 317.



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 premises before mentioned unto the grantee(s) hereinabove named, their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the eleventh day of November in the year of our Lord one thousand, nine hundred and fifty-five and in the one hundred and eightieth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

C. W. Weisel  
Alice Neighbors

J. P. STEVENS & CO., INC. (L.S.)  
By H. R. Turner Vice President  
and Ernest Folger, Jr. Asst. Secretary

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me C. W. Weisel and made oath that he saw H. R. Turner as Vice President and Ernest Folger, Jr. as Asst. Secretary of J. P. Stevens & Co., Inc. a corporation chartered under the laws of the State of Delaware sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with Alice Neighbors, witnessed the execution thereof.

Subscribed to before me this 11th day of November A. D. 1955  
C. W. Weisel (L.S.)  
Notary Public for South Carolina.

C. W. Weisel

Recorded November 17th, 1955, at 3:45 P.M. #29960