

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & BRYANT, A



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That I, Paul Kinnett, Jr. in the State aforesaid, in consideration of the sum of Twelve Hundred and No/100 (\$1200.00) 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 H. C. Bates, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the Northern side of Cottingham Street, near Monaghan Mills in the County of Greenville, State of South Carolina, and known and designated as lot # 34, 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 Northern side of Cottingham Street, at the joint front corner of lots # 33 and 34, and running thence with the line of lot # 33, N. 2-36 E. 165.2 feet to an iron pin; thence S. 76-32 W. 126.5 feet to an iron pin at the joint rear corner of lots # 34 and 35; thence with the line of lot # 35, S. 13-28 E. 150 feet to an iron pin on the Northern side of Cottingham Street; thence with the Northern side of Cottingham Street, N. 76-32 E. 17 feet to an iron pin; thence continuing with the curve of the Northern side of Cottingham Street, the chord of which is N. 84-39 E. 61.1 feet to the point of beginning.

Being the same premises conveyed to the grantor by J. P. Stevens & Co., Inc. by deed that is recorded in Book of Deeds 569 at Page 182.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs 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 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 and seal this 18th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Seven

Signed, Sealed and Delivered in the Presence of

William K. Hightower, Jr.
J.A. Cannon, Jr.



Paul Kinnett, Jr. (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me William K. Hightower

and made oath that he saw the within named grantor(s) Paul Kinnett, Jr.

written deed, and that he, with J.A. Cannon, Jr. sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 18th day of April, A. D., 19 57. James A. Cannon, Jr. (Seal) Notary Public for South Carolina

William K. Hightower, Jr.

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, James A. Cannon, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eva B. Kinnett wife of the within named Paul Kinnett, Jr. did this day appear before me, and 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 H. C. Bates, his Heirs and Assigns, all her 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 18 day of April, A. D., 1957. James A. Cannon, Jr. (Seal) Notary Public for South Carolina

X Eva B. Kinnett

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 29th day of April, 19 57, at 2:50 P. M., No. 10206

144-1-17