

STATE OF SOUTH CAROLINA, } SEP 30 11 36 AM 1957  
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That ~~J. P. STEVENS & CO., INC.~~ ~~owning property and having a~~  
a corporation chartered under the laws of the State of ~~Delaware~~ and ~~having its principal place of business at~~  
~~Greenville~~ in the State of ~~South Carolina~~ for and in consideration of the  
sum of Eight Hundred Fifty-five and No/100ths (\$855.00)-----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 TALMER CORDELL:

All that piece, parcel or lot of land situate, lying and being on the North-  
eastern side of Monaview Street, in the County of Greenville, State of South  
Carolina, being known and designated as Lot No. 70 as shown on a plat entitled  
"Monaghan Subdivision, Section Two" made by Piedmont Engineering Service,  
Greenville, S.C., May 1957, and recorded in the R.M.C. Office for Greenville  
County in Plat Book GG, at page 151, and having according to said plat the  
following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Monaview Street at the  
joint front corner of Lots Nos. 69 and 70, and running thence with the line  
of Lot No. 69 N. 38-30 E. 160 feet to an iron pin in the rear line of Lot No.  
83; thence with the rear lines of Lots Nos. 83 and 82 S. 51-30 E. 75 feet to  
an iron pin at the joint rear corner of Lots Nos. 70 and 71; thence with the  
line of Lot No. 71 S. 38-30 W. 160 feet to an iron pin on the Northeastern side  
of Monaview Street; thence with the Northeastern side of Monaview Street  
N. 51-30 W. 75 feet to the point of beginning.

This conveyance is made subject to restrictive covenants applicable to Monaghan  
Subdivision, Section Two, recorded in the R.M.C. Office for Greenville County  
in Deed Book 581 at page 309, and to easements and right-of-ways for drainage  
in creek and for sanitary sewer shown on the plat of "Monaghan Subdivision,  
Section Two" referred to above.

This conveyance is also made subject to an easement for the construction,  
maintenance and operation of a power distribution line given by J.P. Stevens &  
Co., Inc. to Duke Power Company, dated September 9, 1957, and recorded in the  
R.M.C. Office for Greenville County, South Carolina in Deed Book 584 at page  
137.



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, his  
~~heirs and assigns~~ 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 his ~~heirs and assigns~~ 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 ~~twenty fourth~~ day of September in the year of our Lord one thousand, nine hundred and  
fifty-seven and in the one hundred and eighty-second year of the  
Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:  
*Alice Neighbors*  
*Frances Browlee*  
By *J.P. Stevens & Co., Inc.*  
and *H.R. Turner* Vice President  
and *Ernest Folger, Jr.* Asst. Secretary

STATE OF SOUTH CAROLINA, }  
County of GREENVILLE  
PERSONALLY appeared before me *Alice Neighbors* and made oath that *she*  
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 *she*, with

*Frances Browlee*, witnessed the execution thereof.  
SWORN to before me this *24th* day  
of *September* A. D., 19 *57*.  
*H.R. Turner* (L.S.)  
Notary Public for South Carolina.  
Recorded September 30th, 1957 at 11:36 A.M. # 23111  
*Alice Neighbors*  
143-1-24