

NOV 1 9 49 AM 1954

STATE OF SOUTH CAROLINA,
County of GREENVILLE

ALLIE FARNSWORTH
R.M.C.

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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 ~~located at~~ place of business at
sum of Four Hundred Seventy-five and 00/100 (\$475.00) 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 EUGENE RACKLEY:

All that piece, parcel or lot of land situate, lying and being on the Northeastern side of Parker Road near Monaghan Mills in the County of Greenville, State of South Carolina and known and designated as Lot 3 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 in the Northeastern side of Parker Road at the joint front corner of Lots 2 and 3 and running thence with the common line of said two lots N. 32-14 E. 200.6 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with the rear line of Lots 7, 6, 5 and 4, S. 74-13 W. 245.6 feet to an iron pin on the Northeastern side of Parker Road; thence with the Northeastern side of Parker Road S. 51-30 E. 165 feet to an Iron pin, the point of beginning.

This conveyance is made subject to (1) restrictive covenants applicable to Monaghan Subdivision, recorded in the R. M. C. Office for Greenville County in Deed Book 509 at page 443, (2) an easement for the power transmission lines shown on the plat of Monaghan Subdivision referred to above, and (3) 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) hereinafter named his 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) hereinafter named, and his 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 20th day of October in the year of our Lord one thousand nine hundred and fifty-four and in the one hundred and seventy-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

A. C. Middleton
Alice Neighvor

J. P. STEVENS & CO., INC. (L.S.)

By *Brom Mahon*
and *J. H. ...*
Vice President
Asst. Secy

STATE OF SOUTH CAROLINA,
County of GREENVILLE.

PERSONALLY appeared before me *A. C. Middleton* and made oath that he saw *Brom Mahon* as *Vice President* and *H. E. Croxton* 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 Neighvor*, witnessed the execution thereof.

SWORN to before me this 20th day of October A. D. 1954.
J. H. ... (L.S.)
Notary Public for South Carolina.

A. C. Middleton