

TITLE TO REAL ESTATE BY A CORPORATION - Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

MAY 15 12 00 PM 1956

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OLLIE FARNSWORTH

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 principal place of business at  
sum of Eleven Hundred Twelve and 55/100ths (\$1112.55) 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 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 TROY O. TOLLIVER:

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 38 as shown on a plat  
entitled "Monaghan Subdivision, Greenville, S. C." made by Piedmont Engineer-  
ing 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 38 and 39 and running thence with the common  
line of said two lots, N. 13-28 W. 150 feet to an iron pin; thence N. 76-32 E.  
75 feet to an iron pin at the joint rear corner of Lots 37 and 38; thence  
with the common line of said two lots, 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 S. 76-32 W. 75 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 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 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 Fourteenth day of May in the year of our Lord one thousand, nine hundred and  
fifty-six 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:

*Alice Neighbors*  
*Ernest Folger, Jr.*

J. P. STEVENS & CO., INC.

By *H. R. Turner* (L.S.)

and *Ernest Folger, Jr.* Vice President

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 E. E. Nicoll, Jr.  
witnessed the execution thereof.

SWORN to before me this 14th day  
of May A. D. 1956  
*J. B. Henderson* (L.S.)  
Notary Public for South Carolina

*Alice Neighbors*

Recorded May 15th, 1956 at 12:08 P.M. #12453

144-1-21