

STATE OF SOUTH CAROLINA,
County of GREENVILLE

OLLIE FARMS WORTH,
R. M. C.

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 Two Thousand Forty-two and 50/100 (\$2,042.50) ----- 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

RONNIE G. HOPKINS AND BARBARA B. HOPKINS

All that piece, parcel or lot of land situate, lying and being on the Southwestern
corner of the intersection of Marion Road and Cottingham Street, near Monaghan
Mills in the County of Greenville, State of South Carolina, being known and desig-
nated as Lot 47 as shown on a plat entitled "Monaghan Subdivision, Greenville, S. C."
made by Piedmont Engineering Service, Greenville, S. C. August 9, 1954, and re-
corded 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 Southwestern side of Cottingham Street, the joint
front corner of Lots Nos. 46 and 47, and running thence with the line of Lot No.
47 S. 41-56 W. 173.4 feet to an iron pin; thence S. 51-32 E. 129.9 feet to an
iron pin on the Northwestern side of Marion Road; thence with the Northwestern
side of Marion Road N. 41-56 E. 140.4 feet to an iron pin; thence with the curve
of the intersection of Marion Road and Cottingham Street, the chord of which is
N. 3-04 W. 35.4 feet to an iron pin on the Southwestern side of Cottingham Street;
thence with the Southwestern side of Cottingham Street N. 48-04 W. 105 feet to
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. This conveyance is
also made subject to an easement for telephone lines running generally along
Marion Road and traversing the lots fronting thereon.



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
successors, heirs and assigns forever.

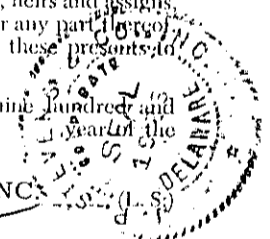
And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular
the said premises unto the grantee(s) hereinabove named, and their successors, heirs and assigns,
against itself and its successors, and against every person whomsoever lawfully 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 22nd day of March in the year of our Lord one thousand, nine hundred and
fifty-seven and in the one hundred and eighty-first
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.
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.

SWORN to before me this 22nd day
of March A. D. 1957
C. W. Weisel (L. S.)
Notary Public for South Carolina.

C. W. Weisel

Recorded April 9th, 1957 at 2:33 P.M. # 8497

144-1-30