

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Victor Monaghan Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Three Hundred and no/100 (\$300.00) 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 Jack G. Pearson, his Heirs and Assigns:

All that certain piece, parcel or lot of land situate, lying and being at the corner of Monaghan Avenue and Forest Circle near the City of Greenville in the County of Greenville, State of South Carolina known as Lot No. 10 on Plat of Victor Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, December 1941 recorded in Plat Book M at page 39, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Northeast side of Forest Circle at joint front corner of Lots 10 and 11 and running thence with line of Lot 11, N. 38-30 E. 200 feet to an iron pin; thence S. 51-30 E. 100 feet to an iron pin on the Northwest side of Monaghan Avenue; thence with Monaghan Avenue S. 38-30 W. 175 feet to an iron pin; thence continuing along a curved line with Monaghan Avenue to a point on the Northeast side of Forest Circle (the chord of which is S. 83-30 W. 35.5 feet); thence with the Northeast side of Forest Circle N. 51-30 W. 75 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants which are fully set forth in an instrument recorded in the RMC Office for Greenville County in Deed Book 243, at page 146.

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. hereinabove named, and 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 hereinabove 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 R. E. Henry, President and Herbert Lindsay, Secretary on this the 18th day of September, in the year of our Lord one thousand nine hundred and forty-four, and in the one hundred and 69th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Mrs. Ella G. Boiter

H. B. Croxton

VICTOR MONAGHAN COMPANY

By R. E. Henry, President

and Herbert Lindsay, Secretary

S. C. Stamps Cancelled, \$ 1 and 00 Cents.

U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA, }

County of Greenville.

PERSONALLY appeared before me Ella G. Boiter and made oath that She saw

R. E. Henry as President and

Herbert Lindsay as Secretary

of Victor Monaghan Company a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that She, with

H. B. Croxton, witnessed the execution thereof.

SWORN to before me, this 18th day of September, A. D. 1944

B. O. Woodward (SEAL)
Notary Public for South Carolina.

Ella G. Boiter

November 2nd, 1945 at 2:47 o'clock P. M. BY: E.G.

