

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

APR 22 12 13 PM 1960

KNOW ALL MEN BY THESE PRESENTS That <sup>OLIVE F. ALLEN, NORTH</sup> ~~J.P. STEVENS & CO., INC.~~ <sup>R.M.C.</sup> owning property and having a place of business at ~~Greenville~~ <sup>Delaware/</sup>

Greenville in the State of South Carolina, for and in consideration of the sum of One Thousand Seven Hundred Fifty and No/100ths (\$1,750.00)-----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 JAMES A. EPPES:

All those pieces, parcels or lots of land situate, lying and being on the Southwestern side of Floyd Street in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 90 and 91 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, in the aggregate, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Floyd Street at the joint front corner of Lots Nos. 89 and 90, and running thence with the line of Lot No. 89 S. 38-30 W. 160 feet to an iron pin; thence with the rear lines of Lots Nos. 63 and 64 N. 51-30 W. 150 feet to an iron pin at the joint rear corner of Lots Nos. 91 and 92; thence with the line of Lot No. 92 N. 38-30 E. 160 feet to an iron pin on the Southwestern side of Floyd Street; thence with the Southwestern side of Floyd Street S. 51-30 E. 150 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 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 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 his 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 11th day of April in the year of our Lord one thousand, nine hundred and Sixty and in the one hundred and Eighty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:  
*Ruby Cates*  
*Ruby Simpson*  
NORTH CAROLINA  
STATE OF ~~KAROLINA~~  
County of GUILFORD

J.P. STEVENS & CO., INC. (L.S.)  
By *[Signature]*  
and W. J. CARTER, VICE PRESIDENT  
J. R. LAWING, ASSISTANT SECRETARY

PERSONALLY appeared before me *Ruby Cates* and made oath that he saw *H. J. Carter* as *Vice President* and *J. R. Lawing* as *Assistant 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 *Ruby Simpson* witnessed the execution thereof.

SWORN to before me this 11th day of April A. D. 1960.  
*Marvin Hansen*  
Notary Public for South Carolina.  
My Commission Expires: \_\_\_\_\_

*Ruby Cates*