

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GRANTOR
S. C.

8 Cottingham Street
Greenville, S. C. 29611

APR 29 PM '81
DONA

111-100

KNOW ALL MEN BY THESE PRESENTS, that PAUL KINNETT, Jr.,

in consideration of Thirty-six thousand one hundred fifty (\$36,150.00) - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROBERT EUGENE BROCK, his heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the northwestern side of Cottingham Street near Monaghan Mills, Greenville County, South Carolina, being shown and designated as Lot 35 on a Plat of MONAGHAN SUBDIVISION, recorded in the RMC 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 northwestern side of Cottingham Street at the joint front corner of Lots 35 and 36, and running thence with the common line of said Lots N 13-28 W, 150 feet to an iron pin; thence with the rear line of Lot 35, N 76-32 E, 75 feet to an iron pin, joint rear corner of Lots 34 and 35; thence with the common line of said Lots, S 13-28 E, 150 feet to an iron pin on the northwestern side of Cottingham Street; thence with said Street, S 76-32 W, 75 feet to an iron pin, the point of beginning.

13 (235) 144-1-18

This conveyance is made subject to Restrictive Covenants applicable to Monaghan Subdivision, recorded in Deed Book 509, at Page 443, and to an easement for utilities services dated October 11, 1954, given by J. P. Stevens & Co., Inc. to Duke Power Company, recorded in Deed Book 510, at Page 317.

This conveyance is subject to all restrictions, zoning ordinances, set-back lines, roads or passageways, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of J. P. Stevens & Co. Inc. dated November 30, 1955, recorded December 13, 1955, in Deed Book 541, at Page 66.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 29th day of April, 19 81

SIGNED, sealed and delivered in the presence of:

J. Henry Thegey
Burt Drake

Paul Kinnett, Jr. (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (she) saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed, deliver the within written deed and that (she), with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th day of April 19 81

J. Henry Thegey (SEAL)
Notary Public for South Carolina

My commission expires 11/21/90

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

29th day of April 19 81

J. Henry Thegey (SEAL)
Notary Public for South Carolina

My commission expires 11/21/90

RECORDED this 30 day of April 19 81, at 1:29 P.M., No. 30375

1093

DOCUMENTARY TAX
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
40.15

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