

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 Two Hundred Seventy-Five and No/100 (\$275.00) 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

Charles R. Hudgens, his Heirs and Assigns-

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Monaghan Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, known as Lot No. 68 on plat of property of Victor Monaghan, Company, Development No. 1 made by Dalton & Neves, Engineers, December 1941, recorded in the R. M. C. Office for Greenville County 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 Southeast side of Monaghan Avenue at joint front corner of Lots 67 and 68 and running thence with line of Lot 67, S. 51-48 E. 221.4 feet to an iron pin; thence along the rear line of Lots 62 and 63, S. 53-48 W. 156.1 feet to an iron pin; thence with the line of Lot 61, N. 69-32 W. 150 feet to an iron pin on the Southeast side of Monaghan Avenue; thence with the Southeast side of Monaghan Avenue N. 22-08 E. 100 feet to an iron pin; thence continuing with the Southeast side of Monaghan Avenue N. 33-04 E. 100 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 R. M. C. 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(s) 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(s) 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, as President and Herbert Lindsay as Secretary on this the 1st day of November, 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

Ella G. Boiter
Hugh W. Anderson

VICTOR MONAGHAN COMPANY (L.S.)

By R. E. Henry, President
and Herbert Lindsay, Secretary

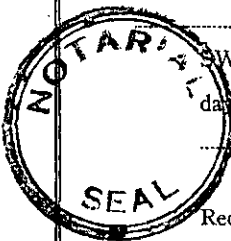
S. C. Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Stamps Cancelled, \$ and 55 Cents.

STATE OF SOUTH CAROLINA, }
County of Greenville.

PERSONALLY appeared before me Ella G. Boiter and made oath that s/he 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 s/he, with Hugh W. Anderson, witnessed the execution thereof.

SWORN to before me, this 1st day of November, A. D. 1944 B. O. Woodward (SEAL) Notary Public for South Carolina.

Ella G. Boiter



Recorded November 27th, 1944 at 4:40 o'clock P. M. By: M.R.