

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That J. P. STEVENS & CO., INC.

a corporation chartered under the laws of the State of Delaware and having ~~its~~^a place of business at Greenville in the State of South Carolina for and in consideration of the sum of Three Hundred (\$300.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee ~~is~~ 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 MORRIS JAMES CRAIN, His Heirs and Assigns, Forever;

All that certain piece, parcel or lot of land situate, lying and being on the Eastern side of Louise Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 54 on plat recorded in the R. M. C. Office for Greenville County in Plat Book M page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Louise Avenue at the joint front corner of Lots No. 53 and 54 and running thence along the common line of said lots, S. 32-10 E. 223.2 feet to an iron pin; thence S. 73-50 W. 160 feet to an iron pin, the joint rear corner of Lots No. 54 and 55; thence along the common line of said last mentioned lots N. 16-10 W. 200 feet to an iron pin on the Eastern side of Louise Avenue joint front corner of said lots; thence along the Eastern side of Louise Avenue in a curved line, N. 62-05 E. 100 feet to an iron pin, the beginning corner.

The property herein conveyed is subject to the restrictive covenants which are recorded in the R. M. C. Office for Greenville County in Deed Vol. 243 at page 146, reference to which is hereby made.

This being part of the same property conveyed to the grantor herein by Victor-Monaghan Company by deed dated August 31, 1946, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 298, at page 339.