

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 principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One Hundred Seventy-five (\$175.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee (X) 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 Luther Brown, his Heirs and assigns, forever:

All of that certain piece, parcel or lot of land, situate, lying and being on the Southern side of Virginia Avenue, near the Town of Greer, in Chick Springs Township, County of Greenville, State of South Carolina, and being known and designated as Lot No. 52 on plat of Development No. 2, Victor-Monaghan Company, Division of J. P. Stevens & Co., Inc., Greer Plant prepared by Dalton & Neves, Engineers, April, 1947, and recorded in the R. M. C. Office for Greenville County in Plat Book P, at page 119, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of Virginia Avenue at the joint front corner of Lots No. 51 and 52 and running thence along the common line of said Lots, S. 35-21 W. 170 feet to an iron pin on the Northern side of a 10 foot alley; thence along said alley, S. 54-39 E. 105 feet to an iron pin at the joint rear corner of Lots No. 52 and 53; thence along the common line of said last mentioned lots, N. 35-21 E. 170 feet to an iron pin on the Southern side of Virginia Avenue; thence along the Southern side of Virginia Avenue, N. 54-39 W. 105 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. 310, at page 417, 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.