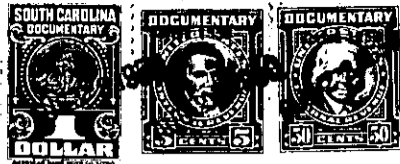


Title to Real Estate by a Corporation - Prepared by Haynsworth & Haynsworth, FILED

GREENVILLE CO. S. C.



STATE OF SOUTH CAROLINA, County of Greenville

AUG 22 11 14 AM 1950

KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC. a corporation chartered under the laws of the State of Delaware, R.M.C. 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(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 Lillie G. Sanders, her heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Northeastern side of Maryland Avenue near the Town of Greer, in the State of South Carolina, being known and designated as Lot 58 of Victor-Monaghan Development No. 2, and being as shown on a plat prepared by Dalton and Neves, Engineers, dated April, 1947, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume P, at Page 119, said property has according to said plat the following metes and bounds, courses and distances, to-wit:-

BEGINNING at a point on the Northeastern side of Maryland Avenue, at the joint front corner of Lots Nos. 57 and 58, and running thence along the common line of said lots N. 35-21 E. 170 feet to a point on the Southern side of a 10 foot alley; thence along the Southern side of said 10 foot alley N. 54-39 W. 100 feet to a point, the joint rear corner of Lots Nos. 58 and 59; thence along the common line of said lots S. 35-21 W. 170 feet to a point on the Northeastern side of Maryland Avenue; thence along the Northeastern side of Maryland Avenue S. 54-39 E. 100 feet to the beginning corner.

The above described property is conveyed subject to the restrictive covenants applicable to Victor-Monaghan Development No. 2, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume 310, at Page 417.

The grantee agrees to pay taxes for the year 1950.

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 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 her 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, R. G. Emery, Vice President and H. B. Croxton, Assistant Secretary, on this the 24th day of March in the year of our Lord one thousand, nine hundred and Fifty and in the one hundred and seventy-fourth year of the

Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Hugh W. Anderson, Margaret Wright, STATE OF SOUTH CAROLINA, County of Greenville.

J. P. STEVENS & CO., INC. (L.S.) By R. G. Emery, Vice President and H. B. Croxton, Assistant Secretary

PERSONALLY appeared before me Hugh W. Anderson and made oath that he saw R. G. Emery as Vice President and H. B. Croxton as Asst.-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 Margaret Wright, witnessed the execution thereof.

SWORN to before me this 24th day of March A. D., 19 50. Ben E. Sharts (L.S.) Notary Public for South Carolina.

Hugh W. Anderson

Recorded August 22nd. 1950 at 11:14 A. M. #20347

G8-2-57