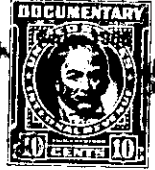


COUNTY OF GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS That **J. P. STEVENS & CO., INC.**
 a corporation chartered under the laws of the State of **Delaware**
 owing property and having a
 and principal place of business at **Greenville**
 in the State of **South Carolina** for and in consideration of the
 sum of **Seventy-two Hundred Fifty (\$7250.00)** -----
 ----- 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 **BLUFARD D. GARRETT AND SERLETIA W. GARRETT:**

All that piece, parcel or lot of land, with the improvements thereon, consisting of 0.32 acres situate, lying and being at the Southwestern corner of the intersection of Smythe Street and Cedar Lane Road at Monaghan Mills near the City of Greenville, in the County of Greenville, State of South Carolina, as shown on a plat entitled "Plat Showing Property of J. P. Stevens & Co., Inc., Located in Victor-Monaghan Mill Village near Greenville, S. C." made by Pickell & Pickell, Engineers, Greenville, S. C., February 15, 1954, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Smythe Street and Cedar Lane Road, and running along the Western side of Smythe Street S. 0-43 W. 74.1 feet to an iron pin; thence N. 88-07 W. 167.6 feet to an iron pin on the Eastern side of Hellams Street; thence along the Eastern side of Hellams Street N. 5-35 E. 98.3 feet to an iron pin at the Southeastern corner of the intersection of Hellams Street and Cedar Lane Road; thence along the Southern side of Cedar Lane Road S. 79-33 E. 161.5 feet to an iron pin, the point of beginning.

The grantor and its predecessors in title have granted unto Parker Water and Sewer Sub-District, Commissioners of Public Works of the City of Greenville, S. C., City View Water and Sewer District Commission, Greenville Traction Company, Duke Power Company and its predecessors, Southern Power Company and Southern Public Utilities Company, and Southern Bell Telephone and Telegraph Company, to one or more of them and/or to others all water and sewer pipe lines (other than house lines), electric light and power lines, including all pipe (other than house water and sewer lines), valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment used in connection with, or forming a part of, the water, fire protection, electric light and power distribution, and sewerage systems of the village known as Monaghan Mills Village in which the above described lot is located together with rights of way and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement, construction, relocation, and operation (including meter reading) of the lines and systems aforesaid and of certain other water, sewer, electric, telephone and street trolley power lines constructed or to be constructed, and to relocate certain of such lines so as to run them in, along, above or near the streets and alleyways located in Monaghan Mills Village and to operate and maintain the lines as so relocated, all as will more fully appear by reference to the records in the R. M. C. Office for Greenville County, South Carolina.

There is excepted and excluded from this conveyance so much of the personal property above mentioned as may be located upon the lot above described and this conveyance is made subject to the rights of way and easements above mentioned insofar as they may affect said lot.

(over)