

TITLE TO REAL ESTATE BY A CORPORATION - Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

VOL 515 PAGE 210

STATE OF SOUTH CAROLINA,

JAN 3 2 34 PM 1955

County of GREENVILLE

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS That J. P. Stevens & Co., Inc.,

a corporation chartered under the laws of the State of Delaware owning property and having a place of business at Greenville in the State of South Carolina and having its principal place of business at Greenville, S. C., for and in consideration of the sum of Two Thousand Eight Hundred and no/100ths (\$2,800.00) - - - - - 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 ANN C. WILLIAMS

ALL that piece, parcel or lot of land situate, lying and being on the westerly side of Cottingham Street near Monaghan Mills in the County of Greenville, State of South Carolina, and known and designated as Lots 41 and 42 as shown on a plat entitled "Monaghan Subdivision, Greenville, S. C." made by Piedmont Engineering Service, Greenville, S. C., August 9, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book GG, at pages 86 and 87, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Cottingham Street at the joint front corner of Lots 40 and 41 and running thence with the common line of said two lots N. 49-36 W. 203.0 feet to an iron pin; thence S. 67-30 W. 192.0 feet to an iron pin; thence S. 25-37 E. 231.0 feet to an iron pin at the joint rear corner of Lots 42 and 43; thence with the common line of said two lots N. 83-59 E. 198.5 feet to an iron pin on the westerly side of Cottingham Street; thence with the westerly side of Cottingham Street in a curved line (the chord of which is N. 3-58 E.) 70 feet to an iron pin, the joint front corner of Lots 41 and 42; thence still with the westerly side of Cottingham Street in a curved line (the chord of which is N. 26-46 E.) 66.7 feet to an iron pin, the point of beginning.

This conveyance is made subject to restrictive covenants applicable to Monaghan Subdivision recorded in the R. M. C. Office for Greenville County in Deed Book 509, at page 443, and to an easement for utilities service dated October 11, 1954, given by J. P. Stevens & Co., Inc., to Duke Power Company and recorded in the R. M. C. Office for Greenville County in Deed Book 510 at page 317.



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(x) hereinabove named, her 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(x) hereinabove named, and her 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,

on this the 20th day of December in the year of our Lord one thousand, nine hundred and fifty-four and in the one hundred and seventy-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

J. R. Dearhart
Alice Neighbors

J. P. STEVENS & CO., INC. (L. S.)

By Brown Mahon, Vice Pres.

and H. B. Croxton, Asst. Secy.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me J. R. Dearhart and made oath that he saw Brown Mahon 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 Alice Neighbors, witnessed the execution thereof.

SWORN to before me this 20th day of December A. D., 1954

J. R. Dearhart (L. S.)
Notary Public for South Carolina.

J. R. Dearhart

44-1-24525

Recorded January 3rd, 1955 at 2:34 P.M. # 73