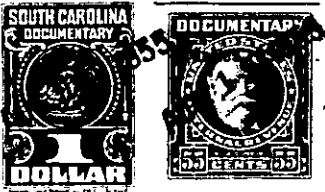


BOOK 532 PAGE 268

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
owning property and having
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 Fifty (\$150.00) -----
----- 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 FRANK L. McABEE:

All that piece, parcel or lot of land consisting of 1.23 acres, more or less, situate, lying and being on the Northeastern side of Chicora Avenue near Monaghan Mills, Greenville County, South Carolina, being shown as a portion of a 10.9 acre tract on a plat entitled "Property of Victor-Monaghan Co." made by Pickell & Pickell, Engineers, February, 1953, and having the following metes and bounds:

BEGINNING at an iron pin on or near the Southwestern bank of Reedy River and at the Northeastern corner of Lot 10, Section 4, of the Monaghan Mills Subdivision as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book S, at pages 179-181, inclusive, and running thence along the rear line of Lots 10 and 11, Section 4, of said subdivision S. 66-15 W. 215 feet to an iron pin; thence S. 69-05 W. 154.2 feet, more or less, to a point on the Northeastern side of Chicora Avenue; thence along the Northeastern side of Chicora Avenue N. 13-32 W. 125 feet to an iron pin; thence N. 54-19 E. 298.5 feet, more or less, to a point at or near the Southwestern bank of Reedy River; thence along the Southwestern side of Reedy River S. 39-40 E. 200 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)

147-2-1.3
(OUT OF 147-2-1)