

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Victor Monaghan Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Three Hundred and No/100 (\$300.00) 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

James Arthur Pittman, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being at the intersection of Monaghan Avenue and Louise Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known as Lot 61 on plat of property of Victor Monaghan Development No. 1, made by R. E. Dalton, Engineer, December, 1941, recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book "M" at page 39 and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the southeast side of Monaghan Avenue at joint corner of Lots 61 and 68 and running thence with the southeast side of Monaghan Avenue S. 20-28 W. 232 feet to an iron pin; thence continuing along a curved line with Monaghan Avenue to an iron pin (the chord of which is S. 16-52 E. 44 feet); thence continuing along a curved line with said Avenue to an iron pin on the north side of Louise Avenue (the chord of which is S. 72-52 E. 45.3 feet); thence continuing with the north side of Louise Avenue N. 73-50 E. 195 feet to an iron pin at corner of Lots 61 and 62; thence with the line of Lot 62 N. 7-27 W. 167.5 feet; thence with the line of Lot 68 N. 69-32 W. 150 feet to an iron pin on the southeast side of Monaghan Avenue, the beginning corner.

This property is conveyed subject to the restricted covenants and building restrictions fully set forth in instrument recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 243 at page 146.

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 his 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 his 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. E. Henry, President, and B. O. Woodward, Assistant Secretary on this the 3rd day of February, in the year of our Lord one thousand nine hundred and forty-four, and in the one hundred and sixty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Hugh W. Anderson
Ella G. Boiter



Victor Monaghan Company
By R. E. Henry President
and B. O. Woodward Assistant Secretary

S. C. Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Stamps Cancelled, \$ and 55 Cents.

STATE OF SOUTH CAROLINA, }

County of Greenville.

Hugh W. Anderson

PERSONALLY appeared before me R. E. Henry and made oath that he saw

R. E. Henry

as President

B. O. Woodward

as Assistant Secretary

of Victor Monaghan Company a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he, with

Ella G. Boiter, witnessed the execution thereof.

SWORN to before me, this 3rd day of February, A. D. 1944

L. M. Moseley (SEAL)
Notary Public for South Carolina.

Hugh W. Anderson



Recorded January 29th, 1945, at 5:33 o'clock P. M.

By: M.R.