

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 Two Hundred and No/100 (\$200.00) 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 John Isom Bruce, Jr. and Virginia L. Bruce, their Heirs and Assigns, forever:

All of that certain piece, parcel or lot of land situate, lying and being on the Northwest side of Monaghan Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, known as Lot No. 48 on plat of property of Victor-Monaghan Company Development No. 1, made by Dalton & Neves, Engineers, December 1941, recorded in the R. M. C. Office for Greenville County in Plat Book M at page 39, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Monaghan Avenue, joint front corner of Lots No. 48 and 49 and running thence with the Northwest side of Monaghan Avenue, N. 81-00 W. 100 feet to an iron pin joint front corner of Lots No. 47 and 48; thence with the common line of said last mentioned lots, N. 8-51 E. 239.1 feet to an iron pin joint rear corner of said lots; thence N. 74-00 E. 66.6 feet to an iron pin at the rear corner of Lot No. 50; thence along the line of Lot No. 50, S. 49-10 E. 47 feet to an iron pin at the rear corner of Lot No. 49; thence along the common line of Lots No. 48 and 49, S. 9-0 W. 242.4 feet to an iron pin on the Northwest side of Monaghan Avenue, the beginning corner.

The property herein conveyed is subject to the restrictive covenants which are recorded in the R. M. C. Office for Greenville County in Deed Book 243 at page 146, reference to which is hereby made.