

STATE OF SOUTH CAROLINA, FEB 14 12 05 PM 1955  
County of GREENVILLE

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS That M.C.J. P. STEVENS & CO., INC.

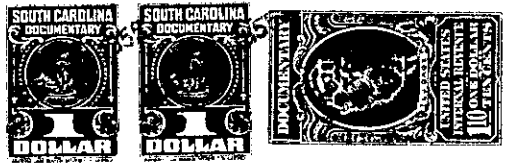
owning property and having a  
a corporation chartered under the laws of the State of Delaware and having its principal place of business at  
Greenville in the State of South Carolina and having its principal place of business at  
sum of Eight Hundred Fifty and no/100ths (\$850.00) - - - - - dollars,

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 WILEY J. GRIFFIN AND HAZEL F. GRIFFIN

All that piece, parcel or lot of land situate, lying and being on the North-western side of Marion Road near Monaghan Mills in the County of Greenville, State of South Carolina, and known and designated as Lot 31 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 Northwestern side of Marion Road at the joint front corner of Lots 31 and 32 and running thence with the common line of said two lots and the common line of Lots 31 and 33 N. 48-14 W. 263.7 feet to an iron pin; thence N. 76-32 E. 91.3 feet to an iron pin, joint rear corner of Lots 30 and 31; thence with the common line of said two lots S. 48-14 E. 210.9 feet to an iron pin on the Northwestern side of Marion Road; thence with the Northwestern side of Marion Road S. 41-46 W. 75 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(s) hereinabove named, their 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 their successors, 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 31st day of January in the year of our Lord one thousand, nine hundred and fifty-five and in the one hundred and seventy-ninth year of the Sovereignty and Independence of the United States of America.

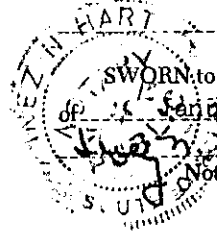
Signed, sealed and delivered in the presence of:

Jack R. Dearhart  
Nell E. Harding

J. P. STEVENS & CO., INC. (INC.)  
By Brown Mahon Vice President  
and Ernest Folger Jr. Asst. Sec'y

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me Jack R. Dearhart and made oath that he saw Brown Mahon as Vice President and Ernest Folger, Jr. as Asst. Sec'y 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 Nell E. Harding, witnessed the execution thereof.



SWORN to before me this 31st day of January A. D. 1955  
Notary Public for South Carolina.

Jack R. Dearhart