

Title to Real Estate by a Corporation - Prepared by Haynsworth & Haynsworth, A



, S. C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

JAN 12 10 58 AM 1955

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
and having its principal place of business at in Greenville County

in the State of South Carolina, for and in consideration of the
sum of Four Hundred (\$400.00) - - - - -

----- 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 DEDRIC B. SHEPPARD:

All of that certain piece, parcel or lot of land situate, lying and being on the Northern
side of Hoyt Street, near the City of Greenville, in the County of Greenville, State of South
Carolina, and being known and designated as Lot 110 on plat of Development No. 3, Victor-
Monaghan Company, Division of J. P. Stevens & Co., Inc., Monaghan Plant, prepared by Dalton &
Neves, Engineers, August, 1948, and recorded in the R. M. C. Office for Greenville County in
Plat Book U, at page 127, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Northern side of Hoyt Street at the joint front corner of
Lots 109 and 110, which point is 137 feet West of the intersection of Hoyt Street and Ohio
Street, and running thence along the common line of said two lots N. 6-44 E. 221.6 feet to
a point on the Southern side of a 10 foot alley; thence along the Southern side of said 10
foot alley S. 51-52 E. 87.95 feet to a point at the joint rear corner of Lots 110 and 111,
and running thence along the common line of said last mentioned lots S. 6-44 W. 175.7 feet to
a point on the Northern side of Hoyt Street; thence along the Northern side of Hoyt Street
N. 83-16 W. 75 feet to the point of beginning.

The property herein conveyed is subject to the restrictive covenants which are recorded
in the R. M. C. Office for Greenville County in Deed Vol. 372, at page 446, reference to which
is hereby made.

This is part of the same property conveyed to the grantor herein by Victor-Monaghan Company
by deed dated August 31, 1946, and recorded in the R. M. C. Office for Greenville County in Deed
Vol. 298, at page 339.

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
~~successors~~ 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 ~~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, Geo. P. McClenaghan, Vice President, and H. B. Croxton,
Asst. Secretary,

on this the 12th day of January in the year of our Lord one thousand, nine hundred and
fifty-one and in the one hundred and seventy-fifth year of the

Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:
Agnes Burriss
Elizabeth Moore

J. P. STEVENS & CO., INC.
By Geo. P. McClenaghan (L.S.)
and H. B. Croxton
Vice President
Assistant Secretary

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me Elizabeth Moore and made oath that she
saw Geo. P. McClenaghan as Vice President and H. B. Croxton
as Assistant 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 Agnes Burriss
witnessed the execution thereof.

SWORN to before me this 12th day
of January A. D. 19 51
Milton W. Neundorfer (L.S.)
Notary Public for South Carolina.

Elizabeth Moore