

STATE OF SOUTH CAROLINA,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.

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 place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Eleven Hundred Fifty and No/100ths (\$1150.00) dollars,

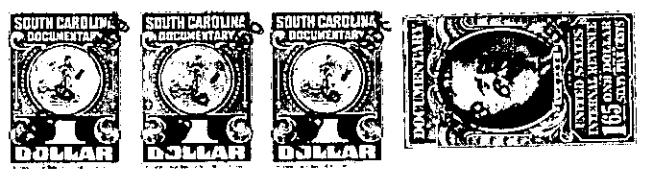
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto WILLIAM A. HAMMOND:

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 32 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, joint front corner Lots Nos. 31 and 32 and running thence with the line of Lot No. 31, N. 48-14 W. 160 feet to an iron pin, joint rear corner Lots Nos. 32 and 33; thence with the line of Lot 33, S. 23-44 W. 137.2 feet to an iron pin on the Northern side of Cottingham Street; thence with the Northern side of Cottingham Street, S. 57-15 E. 68.5 feet to an iron pin; thence continuing with the Northern side of Cottingham Street, S. 48-14 E. 25 feet to an iron pin; thence with the curve of the intersection of Cottingham Street and Marion Road, the chord of which is N. 86-43 E. 35.4 feet, to an iron pin on the Northwestern side of Marion Road; thence with the Northwestern side of Marion Road N. 41-46 E. 95 feet to 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.

This conveyance is also made subject to an easement for a telephone line running generally along Marion Road and traversing the lots fronting thereon.



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, 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.

on this the 31st day of January in the year of our Lord one thousand, nine hundred and fifty-six and in the one hundred and eightieth Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:
C. W. Weisel
Alice Neighbors

J. P. STEVENS & CO., INC.
By *H. R. Turner* Vice President
and *Ernest Folger, Jr.* Asst. Secretary

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me C. W. Weisel and made oath that he saw H. R. Turner as Vice President and Ernest Folger, Jr. as Asst. 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 Alice Neighbors, witnessed the execution thereof.

SWORN to before me this 31st day of January A. D., 1956
C. W. Weisel (L. S.)
Notary Public for South Carolina.