

STATE OF SOUTH CAROLINA,
County of GREENVILLE

MAR 23 11 52 AM 1956

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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
Greenville in the State of South Carolina and having its principal place of business at
sum of Eleven Hundred Eighty-seven and 50/100ths (\$1187.50) for and in consideration of the
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 EUGENE RACKLEY:

All that piece, parcel or lot of land situate, lying and being on the North-
western side of Cottingham Street near Monaghan Mills in the County of
Greenville, State of South Carolina, and known and designated as Lot 39 as
shown on a plat entitled "Monaghan Subdivision, Greenville, S. C." made by
Piedmont Engineering Service, Greenville, S. C., August 9, 1954, and re-
corded 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 Cottingham Street at
the joint front corner of Lots 39 and 40 and running thence with the common
line of said two lots N. 26-06 W. 163.5 feet to an iron pin; thence N. 76-
32 E. 112.6 feet to an iron pin at the joint rear corner of Lots 38 and
39; thence with the common line of said two lots S. 13-28 E. 150 feet to
an iron pin on the Northwestern side of Cottingham Street; thence with the
Northwestern side of Cottingham Street S. 76-32 W. 33.2 feet to an iron
pin; thence still with the Northwestern side of Cottingham Street S. 68-
31 W. 41.8 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, 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 twelfth day of March in the year of our Lord one thousand, nine hundred and
fifty-six and in the one hundred and eightieth year of the
Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Alice Neighbors
E. E. Nicoll, Jr.

J. P. STEVENS & CO., INC. (L. S.)

By *H. R. Turner*
and *Ernest Folger, Jr.*
V. PRES
ASS. T. SECRETARY

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Alice Neighbors and made oath that she
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 she, with

E. E. Nicoll, Jr., witnessed the execution thereof.

SWORN to before me this 12th day
of March 1956 A. D., 1956
E. E. Nicoll, Jr. (L. S.)
Notary Public for South Carolina.

Alice Neighbors

Recorded March 23rd, 1956 at 11:52 A.M. #7596

144-1-21