

JAN 17 2 55 PM

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC. 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, for and in consideration of the sum of Thirteen Hundred and No/100ths -----dollars, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(x) 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 GEORGE L. AUSTIN

All that piece, parcel or lot of land situate, lying and being on the Southwestern side of Cottingham Street, near Monaghan Mills in the County of Greenville, State of South Carolina, and known and designated as Lot No. 45 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 Southwestern side of Cottingham Street at the joint front corner of Lots Nos. 44 and 45, and running thence with the line of Lot No. 44 S. 48-03 W. 184 feet to an iron pin; thence S. 51-32 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence with the line of Lot No. 46 N. 41-56 E. 177.6 feet to an iron pin on the Southwestern side of Cottingham Street; thence with the Southwestern side of Cottingham Street N. 48-04 W. 70 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.



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(x) 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(x) 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 Eighth day of January in the year of our Lord one thousand, nine hundred and eighty-first and in the one hundred and eighty-first year of the 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 8th day of January A. D., 1957  
*C. W. Weisel*  
Notary Public for South Carolina.

Recorded January 17th, 1957 at 2:55 PM # 1399 144-1-28