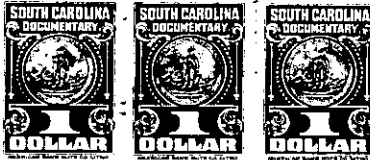


JUN 25 11 35 AM 1958



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIL

Know All Men by These Presents:

That I, George L. Austin, of the County of Greenville, in the State aforesaid, in consideration of the sum of Twelve Hundred, Fifty (\$1,250.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Eugene Rackley, his heirs and assigns forever,

ALL that piece, parcel or lot of land situate, lying and being on the Wouthwestern 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 RMC 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 said Premises before mentioned unto the grantee(s) hereinabove named and His Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 25th day of June in the year of our Lord One Thousand Nine Hundred and Fifty Eight

Signed, Sealed and Delivered in the Presence of

Judy Mahaffey
Julius B. Aiken

George L. Austin (Seal)
(Signatures and seals of witnesses)

State of South Carolina

Personally appeared before me Judy Mahaffey

COUNTY OF Greenville

and made oath that she saw the within named grantor(s) George L. Austin sign, seal and as His act and deed deliver the within written deed, and that she, with Julius B. Aiken witnessed the execution thereof.

Sworn to before me this 25th day of June, A. D., 1958
Julius B. Aiken (Seal)
Notary Public for South Carolina

Judy Mahaffey (Signature)

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I, Julius B. Aiken Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Marie Oliver Austin wife of the within named George L. Austin did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Eugene Rackley, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 25th day of June, A. D., 1958
Julius B. Aiken (Seal)
Notary Public for South Carolina

(Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 11:36 A. M.

Recorded this 25th day of June 1958, at M., No. 15029

144-1-28