

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA,  
County of GREENVILLE



ys at Law, Greenville, S. C.

BOOK 004 PAGE 51

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 Ten Thousand Eight Hundred and No/100ths (\$10,800.00) dollars,  
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 HENRY M. LEE:

All that piece, parcel or lot of land situate, lying and being at the Southeastern corner of the intersection of Cedar Lane Road (South Carolina Highway 183) and Marion Road, near the City of Greenville, County of Greenville, State of South Carolina, being shown as the westerly portion of a 2.78 acre tract shown on a plat prepared by Piedmont Engineering Service, dated May, 1957, entitled "Property of J.P. Stevens & Co., Inc., Monaghan Plant, Greenville, S.C." and having according to a plat prepared by Dalton & Neves, dated April, 1958, entitled "Property of Henry M. Lee," recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 167 the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Cedar Lane Road (South Carolina Highway 183) and Marion Road, and running thence with the Southern side of Cedar Lane Road (South Carolina Highway 183) S. 73-30 E. 90 feet to an iron pin; thence continuing with the Southern side of Cedar Lane Road (South Carolina Highway 183) S. 76-42 E. 90 feet to an iron pin; thence with the line of other property of the Grantor herein S. 38-11 W. 328.4 feet to an iron pin on the Northeastern side of Floyd Street; thence with the Northeastern side of Floyd Street N. 51-32 W. 155 feet to an iron pin; thence with the curve of the intersection of Floyd Street and Marion Road, the chord of which is N. 5-01 W. 34.4 feet to an iron pin on the Southeastern side of Marion Road; thence with the Southeastern side of Marion Road, N. 41-30 E. 232 feet to the point of beginning.

A planting strip twenty (20) feet in width for the purpose of screening the view between nearby residential areas and business property of which the above described tract constitutes a part is reserved along the Northeastern side of Floyd Street as shown on the plat prepared by Piedmont Engineering Service, dated May, 1957, entitled "Property of J.P. Stevens & Co., Inc., Monaghan Plant, Greenville, S.C." referred to hereinabove.

In accepting this deed the Grantee agrees to the reservation of a strip twenty (20) feet in width for the purpose set forth above over the Southwestern portion of the premises along the Northeastern side of Floyd Street and binds himself, his heirs and assigns, to plant and maintain that portion of the premises herein conveyed and reserved as a planting strip in such manner as shall be prescribed by the Grantor, its successors and assigns.

This conveyance is subject to such easements and rights of way as may appear of record. 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 hereinafter named, 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 hereinafter 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,

on this the 28th day of July in the year of our Lord one thousand, nine hundred and fifty-eight and in the one hundred and eighty-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:  
Joseph W. Carter  
Michael P. Squire  
STATE OF ~~SOUTH~~ NORTH CAROLINA,  
County of GUILFORD

J. P. STEVENS & CO., INC. (L. S.)  
By [Signature]  
Vice President  
and [Signature]  
Assistant Secretary



PERSONALLY appeared before me Joseph W. Carter and made oath that she saw Michael P. Squire as Vice President and [Signature] 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 she, with Michael P. Squire, witnessed the execution thereof.

SWORN to before me this 28th day of July, A. D., 19 58.  
[Signature] (L. S.)  
Notary Public for North Carolina.  
My commission expires:

Joseph W. Carter  
143-1-13  
July 01 143-1-1

