

TITLE TO REAL ESTATE BY A CORPORATION—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

JAN 5 3 25 PM 1959

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

OLLIE F. WORTH  
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  
Greenville in the State of South Carolina  
and having its principal place of business at  
for and in consideration of the

sum of Nine Hundred Ninety-seven and 50/100ths (\$997.50) 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 HORACE L. MAULDIN:

All that piece, parcel or lot of land situate, lying and being on the Southern side of Thomas Street near Monaghan Mills in the County of Greenville, State of South Carolina, and known and designated as Lot No. 25 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 Southern side of Thomas Street at the joint front corner of Lots Nos. 24 and 25, and running thence with the line of Lot No. 24 S. 14-50 E. 175 feet to an iron pin in the rear line of Lot No. 11; thence with the rear line of Lot No. 11 N. 77-16 E. 70.8 feet to an iron pin in the rear line of Lot No. 27; thence with the lines of Lots Nos. 27 and 26 N. 10-15 W. 175 feet to an iron pin on the Southern side of Thomas Street; thence with the Southern side of Thomas Street S. 77-17 W. 85 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; 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; and to an easement for drainage as shown on the plat referred to hereinabove.



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 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(s) hereinabove 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 16th day of December 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:

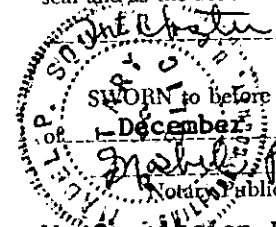
*Ruby Cates*  
*Joyce Webster*  
NORTH

J.P. STEVENS & CO., INC.

By *H. Carter*  
and *C. E. Batten*  
Vice President  
Assistant Secretary

STATE OF ~~SOUTH~~ CAROLINA,  
County of Guilford

PERSONALLY appeared before me *Ruby Cates* and made oath that she saw *H. C. Carter* as *Deed per* and *C. E. Batten* as *Asst. Sec'y* 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 *Joyce*, witnessed the execution thereof.



SWORN to before me this 16 day of December, 1958. *Mable P. Sauer* (L.S.)  
Notary Public for North Carolina.

*Ruby Cates*

Recorded January 5, 1959 at 3:25 P. M. #16803  
My Commission Expires November 2, 1959 143-4-10