

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JAN 11 4 17 PM 1955



Know All Men by these Presents: OLLIE F. FORTSMOUTH R.M.C.

That John H. Sheppard in the State aforesaid, in consideration of the sum of Nine Hundred Fifty and No/100 - - - - -DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is here-by acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said William Richard Dodson and Betty Frances Dodson, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the Northeastern side of Monaview Street in the County of Greenville, State of South Carolina being known and designated as Lot No. 65 as shown on a plat entitled "Monaghan Subdivision, Section Two", made by Piedmont Engineering Service, Greenville, South Carolina, May 1957, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG at Page 151, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Monaview Street at the joint front corner of Lot Nos. 64 and 65, and running thence with the line of Lot No. 64, N. 38-30 E. 160 feet to an iron pin; thence with the rear line of Lot No. 89 S. 51-30 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 65 and 66; thence with the line of Lot No. 66 S. 38-30 W. 160 feet to an iron pin on the Northeastern side of Monaview Street; thence with the Northeastern side of Monaview Street, N. 51-30 W. 75 feet to the point of beginning.

Being the same property conveyed to the Grantor by deed recorded in Deed Book 752 at Page 567. This conveyance is made subject to restrictive covenants applicalbe to Monaghan Subdiv., Sec. 2, recorded in the R. M. C. Office in Deed Book 581 at page 309, and to easement for construction, maintenance and operation of power distribution line given by J. P. Stevens & Co., Inc. to Duke Power Co. dated Sept. 9, 1957 and recorded in R. M. C. Office in Deed Book 581 at Page 137. 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 their 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 whomso-ever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 6th day of January in the year of our Lord One Thousand Nine Hundred and Sixty-Five

Signed, Sealed and Delivered in the Presence of

Joyce K. Pickens Nancy Mitchell

John H. Sheppard (Seal) (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Joyce K. Pickens and made oath that she saw the within named grantor(s) John H. Sheppard sign, seal and as his act and deed deliver the within written deed, and that she, with Nancy Mitchell witnessed the execution thereof. Sworn to before me this 6th day of January, A. D., 1964 Nancy Mitchell (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Nancy Mitchell Notary Public, do hereby certify unto all whom it may concern, that Mrs. Dorothy M. Sheppard wife of the within named John H. Sheppard 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 William Richard Dodson & Betty Frances Dodson, their heirs and assigns, all her interest and estate, and also 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 6th day of January, A. D., 1965 Nancy Mitchell (Seal) Notary Public for South Carolina

Dorothy M. Sheppard

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 11th day of January 1965 at 4:17 P.M., No. 19584

235-143-1-19