

and the sole heirs of Julia Pauline Simmons, devisees of William E. Simmons, /for and in consideration of the sum of Five Hundred Thirty-Four Dollars and Sixty-Four (\$534.64) Cents, to us in hand paid, the receipt of which is hereby acknowledged, do hereby and by these presents sell, grant, bargain and release unto Joseph Austin McCollum and Grace Simmons McCollum, their heirs and assigns forever, all our right, title and interest in and to the following described property, to-wit:

All that piece, parcel or lot of land with the improvements thereon situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 54, Section 3, as shown on a plat entitled "Sub-division for Victor-Monaghan Mills, Greenville, S.C.", made by Pickell & Pickell, Engineers, Greenville, S.C., on December 20, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S, at Pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 33, Norwood Street and fronts thereon 75 feet.

This conveyance is made subject to the restrictions contained in the Deed from J.P. Stevens & Co., Inc., a corporation, to William E. Simmons and Pauline S. Simmons, dated May 1st, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 382, at page 214.

To have and to hold all and singular the premises before mentioned unto the grantees hereinabove named, and their heirs and assigns forever.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

The grantors do hereby bind themselves, their heirs or successors to warrant and forever defend all and singular the said premises unto the grantees above mentioned, and their heirs and assigns, against themselves and their heirs and successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.