

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Ollie E. Powers

.....in the State aforesaid,
.....in consideration of the sum of
Three Hundred (\$300.00) Dollars

to mein hand paid
at and before the sealing of these presents by
Victor Monaghan Company

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

Victor Monaghan Company, its successors and assigns:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being at the corner of Monaghan Avenue and Forest Circle near the City of Greenville, known as Lot No. 10 on plat of Victor Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, December, 1941, recorded in Plat Book M, at page 39, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Northeast side of Forest Circle at joint front corner of Lots 10 and 11 and running thence with line of Lot 11, N. 38-30 E. 200 feet to an iron pin; thence S. 51-30 E. 100 feet to an iron pin on the Northwest side of Monaghan Avenue; thence with Monaghan Avenue S. 38-30 W. 175 feet to an iron pin; thence continuing along a curved line with Monaghan Avenue to a point on the Northeast side of Forest Circle (the chord of which is S. 83-30 W. 35.5 feet); thence with the Northeast side of Forest Circle N. 51-30 W. 75 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants which are fully set forth in an instrument recorded in the R. M. C. Office for Greenville County in Deed Book 243, page 146.

This is the same property conveyed to me by deed of Jack G. Pears on dated November 2, 1945, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 282, at page 261.