

SEP 17 3 07 PM 1968

TITLE TO REAL ESTATE BY A CORPORATION—Prepared by Haynsworth, Perry, I

...nstone, Attorneys at Law, Greenville, S. C.



STATE OF SOUTH CAROLINA, }
County of GREENVILLE

OLLIE FARRINGTON
R.M.C.

BOOK 852 PAGE 420

KNOW ALL MEN BY THESE PRESENTS That **J. P. STEVENS & CO., INC.**

a corporation organized and existing 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 **Two Thousand Five Hundred and No/100ths (\$2,500.00)**-----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 **JAMES M. BAGWELL and SARAH B. BAGWELL:**

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, at the Southwesterly intersection of Sirmine Street and Ravenel Street being shown as an unnumbered tract on a plat prepared by Pickell and Pickell, Engineers, dated December 20, 1948, entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S at pages 179-181, and having according to a more recent plat prepared by The McPherson Co., Engineers & Architects, dated June 26, 1968, entitled "Property of J. P. Stevens Co., Inc.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YYY at page 159 the following metes and bounds:

BEGINNING at a hub and tack in the right of way for the Southeasterly intersection of Ravenel Street and a 15-foot alley shown on said plat as Corner "A", and running thence with the right of way for the Southerly side of Ravenel Street S. 70-25 E. 91.70 feet to a hub and tack at Corner "D" in the right of way for the Southwesterly intersection of Ravenel Street and Sirmine Street; thence with the right of way for the Westerly side of Sirmine Street S. 6-50 W. 336.50 feet to an iron fence post at Corner "C", joint front corner of the lot herein conveyed and Lot No. 2; thence with the line of Lot No. 2 N. 83-24 W. 91.80 feet to an iron fence post at Corner "B" and at the Easterly right of way for a 15-foot alley, joint rear corner of the lot herein conveyed and Lot No. 2; thence with the Easterly right of way for a 15-foot alley N. 7-24 E. 359.17 feet to a hub and tack, the point of beginning.

This conveyance is made subject to the following restrictions:

- 1. That no mercantile establishment shall be erected, operated or maintained on the lot above-described.
- 2. That only one residence shall be erected or maintained on any one lot.

This conveyance is also subject to all setback lines, roadways, easements and rights of way, if any, affecting the above-described property.

The grantor to pay 1968 taxes.

County Stamps Paid \$2.75
See Act No.380 Section 1

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, **their** ~~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 **their** ~~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 20th day of August in the year of our Lord one thousand, nine hundred and sixty-eight and in the one hundred and ninety-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Carolyn B. Young
Greene L. Matthews

J. P. STEVENS & CO., INC. (L. S.)

By *F. I. Roberts* Vice President
and *W. C. Gray* Asst. Secretary

STATE OF ~~SOUTH CAROLINA~~ }
County of GREENVILLE

PERSONALLY appeared before me *Carolyn B. Young* and made oath that she saw *F. I. Roberts* as *Vice President* and *W. C. Gray* as *Asst. Secretary* of **J. P. Stevens & Co., Inc.** a

corporation organized and existing 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 *Greene* *R. Matthews*, witnessed the execution thereof.

SWORN to before me this 20th day of August A. D., 19 68.
Greene L. Matthews (L. S.)
Notary Public for South Carolina.

Carolyn B. Young

Recorded September 17, 1968 At 3:07 P.M. # 6846

My Commission Expires May 25, 1969

235-142-10-2