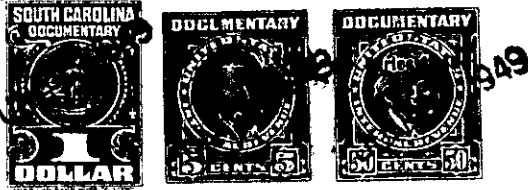


State of South Carolina,

COUNTY OF GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., I.C. a corporation chartered under the laws of the State of Delaware and having ~~its principal~~^a place of business at Greenville in the State of South Carolina, for and in consideration of the sum of TWO HUNDRED SEVENTY-FIVE (\$275.00) ----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(x) 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 RAYMOND T. WERNER, His Heirs and Assigns, Forever:

All of that certain piece, parcel or lot of land situate, lying and being on the South side of Louise Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 60 on plat recorded in the R. M. C. Office for Greenville County 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 South side of Louise Avenue at the joint front corner of Lots No. 59 and 60, and running thence along the common line of said lots, S. 16-10 E. 200 feet to an iron pin; thence S. 73-50 W. 61.3 feet to an iron pin on the Northeast side of Monaghan Avenue; thence along Monaghan Avenue, N. 49-0 W. 178 feet to an iron pin; thence along the curve of Monaghan Avenue, the chord of which runs N. 18-18 W. 31 feet to an iron pin; thence continuing along the curve of Monaghan Avenue as it converges with Louise Avenue, the chord of which curve is N. 45-23 E. 34 feet to an iron pin; thence along the South side of Louise Avenue, N. 73-50 E. 133 feet to an iron pin, the beginning corner.

The property herein conveyed is subject to the restrictive covenants which are recorded in the R. M. C. Office for Greenville County in Deed Vol. 243, at page 116, reference to which is hereby made.

This being part of the same property conveyed to the grantor herein by Victor-Monaghan Company by deed dated August 31, 1946, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 298, at page 339.

134-5-12

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(x) hereinabove named, and his Heirs and Assigns forever.