

STATE OF SOUTH CAROLINA, County of GREENVILLE.

APR 9 4 51 PM 1953

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

a corporation chartered under the laws of the State of Delaware, Greenville in the State of South Carolina, sum of Five Hundred Fifty (\$550.00) owning property and having a principal place of business at Greenville, S. C., for and in consideration of the sum of Five Hundred Fifty (\$550.00) 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 WILLIAM A. HAMMOND:

All that piece, parcel or lot of land situate, lying and being on the Southwestern side of Monaghan Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot 36 as shown on a plat entitled "Map of Victor-Monaghan Co., Development No. 1, near Greenville, S. C.," made by Dalton & Neves, Engineers, December, 1941, and 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:

BEGINNING at an iron pin on the Southwestern side of Monaghan Avenue at the joint front corner of Lots 35 and 36, and running thence along the common line of said two lots N. 82-53 W. 137.4 feet to an iron pin at the joint rear corner of Lots 35 and 36; thence S. 13-58 W. 70 feet to an iron pin; thence S. 45-10 E. 213.4 feet to an iron pin at the joint rear corner of Lots 36 and 37; thence along the common line of said two lots N. 19-20 E. 169.8 feet to an iron pin at the joint front corner of Lots 36 and 37 on the Southwestern side of Monaghan Avenue; thence along the Southwestern side of Monaghan Avenue along a curved line, the chord of which is N. 47-27 W. 70 feet to an iron pin, the point of beginning.

This conveyance is made subject to the restrictive covenants which are recorded in the R. M. C. Office for Greenville County in Deed Book 243, at page 146.



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, his 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 his 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. Brown Mahon, as Vice President, and H. B. Croxton, as Assistant Secretary, on this the Eighth day of April in the year of our Lord one thousand nine hundred and fifty-three and in the one hundred and seventy-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of: R. C. Middleton, Alice Neighbors

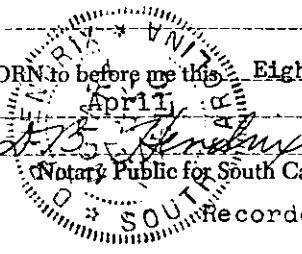
J. P. STEVENS & CO., INC. (L.S.) By Brown Mahon Vice Pres and H. B. Croxton Asst. Secretary

STATE OF SOUTH CAROLINA, County of GREENVILLE.

PERSONALLY appeared before me R. C. Middleton and made oath that he saw Brown Mahon as Vice President and H. B. Croxton as Asst. Secretary of J. P. Stevens & Co., Inc. a corporation chartered 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 he, with Alice Neighbors, witnessed the execution thereof.

SWORN to before me this Eighth day of April, A. D., 1953. Notary Public for South Carolina.

R. C. Middleton



134-8-8

Recorded April 9th, 1953 at 4:51 P. M. #8102