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FEB 14 4 39 PM 1963

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARRISWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that I, Nannie B. Lancaster,

in consideration of Twelve Hundred Fifty and No/100 ----- Dollars,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto

Arlene R. Coggins and Evelyn F. Coggins, their Heirs and Assigns  
forever,  
All that certain piece, parcel or lot of land situate, lying and being  
in the State and County aforesaid, Chick Springs Township, in the City  
of Greer, S. C., lying on the west side of Burgiss Street, and being  
the rear portion of Lot No. 162 as shown on Plat of Property of W. H.  
Brockman Estate made by Dalton & Neves June 1926, and being further  
shown as Lot No. 162-B on Plat of Property of John B. & Arsula M. Gil-  
strap and Arlene R. & Evelyn F. Coggins made by E. S. Brockman, Survey-  
or February 5th 1963, and having the following courses and distances,  
to wit:- BEGINNING on a stake in the center of the said Burgiss Street,  
and runs thence N. 51-00 W. 22 feet to an iron pin on the west margin  
of the said Burgiss Street, then continueing with the same course for  
a totao distance of 228 feet to an iron pin, joint rear corner of Lots  
Nos. 162 and 169 as shown on the Dalton & Neves plat; said pin is also  
joint corner of the lot being conveyed by me to John B. & Arsula M.  
Gilstrap; thence with the common line of the Gilstrap and Coggins lots  
N. 45-19 W. 217.5 feet to an iron pin, joint corner of Lots Nos. 158  
and 161; thence with the common line of Lots Nos. 158 and 162, S. 12-  
50 W. 218.1 feet to an iron pin on the C. L. King Estate line; thence  
with the common line of the King and Brockman properties, S. 50-00 E.  
240.7 grrt to an iron pin on the original line and also on the north  
margin of the Right of Way of the Piedmont & Northern Railroad; thence  
with the north margin of the said Right of Way, S. 80-10 E. 123 feet to  
an iron pin in the center of Burgiss Street; thence with the original  
property line and the center of the said street, N. 39-00 E. 120 feet  
to the beginning corner, containing One and Fifty Seven One-hundredths  
(1.57) acres, more or less.

The above described lot is subject to the Right of Way conveyed by  
me to the City of Greer, S. C. for the Sewer line.

The above described lot is subject to the following restrictions:  
(1); The said property is to be used for residential purposes purposes  
only, for a period of twenty years, or until the whole block is rezoned  
by the City of Greer, S. C.  
(2); The residence to be constructed thereon is to have a minimum of  
900 square feet floor space, excluding porches and patios.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-  
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns,  
forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and  
forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever law-  
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 14 day of February 19 63

SIGNED, sealed and delivered in the presence of:

*John H. Collins*  
*W. B. Westmanland*

*Nannie B. Lancaster* (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)  
sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the  
execution thereof.

SWORN to before me this 14 day of February 19 63 .

*John H. Collins* (SEAL)  
Notary Public for South Carolina.

*W. B. Westmanland*

STATE OF SOUTH CAROLINA }  
COUNTY OF \_\_\_\_\_ }

NO RENUNCIATION OF DOWER WOMAN GRANTOR

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned  
wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by  
me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever re-  
linquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of,  
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of 19 .

\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.

RECORDED this 14th day of February 19 63 at 4:38 P.M. M., No. #20660

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