

APR 30 2 36 PM '71

VOL 914 PAGE 19

TITLE TO REAL ESTATE—Hubert E. Nolin, Attorney at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. H. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, ROY W. BOGCESS,

in consideration of ONE THOUSAND FIVE HUNDRED AND NO/100 (\$1,500.00) ----- 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 R. KENNETH COBB, His Heirs and Assigns, Forever:

ALL that piece, parcel or tract of land being known and designated as Tract No. 6 as shown on plat of property of Roy Bogcess designated as Woodville according to a survey made by Jones Engineering Service, May, 1970, and having according to said survey the following metes and bounds, to wit:

BEGINNING at an iron pin in Woodville-Pelzer Road at the joint front corner of Tracts Nos. 7 and 6 and running thence along said road S. 87-27 E. 125 feet to an iron pin, joint front corner of Tracts Nos. 5 and 6; running thence along said joint line N. 2-33 E. 250 feet to an iron pin in center of a 10-foot drainage easement; running thence along the center of said 10-foot drainage easement N. 87-27 W. 125 feet; running thence along the joint line of Tracts Nos. 7 and 6, S. 2-33 W. 250 feet to an iron pin, the beginning corner.

This property is sold subject to a 10-foot drainage easement and any and all other easements or restrictions recorded against said property and specifically to the following restrictions:

1. This property shall be used for residential purposes only.
2. No trailers, shacks or other temporary buildings shall be constructed on the premises for the purpose of using the same as a residence.
3. No house shall be built nearer than 25 feet to the front lot line.
4. This property shall not be used in any manner in violation of any State of County laws that would constitute a nuisance.
5. No outside toilets shall be built but only septic tanks or other sewerage disposal which is approved by the County of Greenville and the State of South Carolina shall be used.

The purchaser to pay the 1971 taxes.



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

WITNESS the grantor's(s') hand(s) and seal(s) this 26 day of February 19 71.

SIGNED, sealed and delivered in the presence of:

Bernadine Welch (SEAL)

Hubert E. Nolin (SEAL)

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

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

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26 day of February 19 71.

Hubert E. Nolin (SEAL)

Bernadine Welch

Notary Public for South Carolina.

My Commission Expires: July 14, 1977.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }

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 relinquish unto the grantee(s) and the grantee's(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 26 day of February 19 71.

Hubert E. Nolin (SEAL)

Margaret S. Bogcess

Notary Public for South Carolina.

My Commission Expires: July 14, 1977, at 2:36 P. M., No. #25573

RECORDED this 30th day of April 1971