

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

R.M.C.

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. 7 as shown on plat of property of Roy Boguess 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 on Woodville-Pelzer Road at the joint front corner of Tracts Nos. 7 and 8 and running thence along Woodville-Pelzer Road S. 81-39 E. 55.1 feet to an iron pin; thence continuing with said Woodville-Pelzer Road S. 87-27 E. 80 feet to an iron pin, joint front corner of Tracts Nos. 7 and 6; running thence along joint line of said tracts 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 drainage easement N. 87-27 W. 100 feet more or less to the joint rear corner of Tracts Nos. 7 and 8; running thence S. 8-58 W. 244.5 feet to an iron pin in Woodville-Pelzer Road, 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 or 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.



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:

Berardine Helech (SEAL)
Hubert E. Nolin (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26 day of February 1971

Hubert E. Nolin (SEAL) Berardine Helech
 Notary Public for South Carolina.
 My Commission Expires: July 14, 1977.

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

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 A. Boguess
 Notary Public for South Carolina.
 My Commission Expires: July 14, 1977

RECORDED this 30th day of April 19 71, at 2:36 P. M., No. #25573

110 - 604.4-1-3.6 (2.1.1.1.1) - 604.4-1-3