

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

FEB 10 3 41 PM '72

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
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:

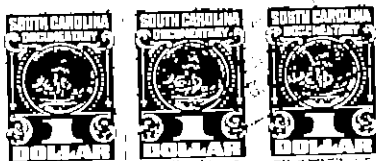
ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, being shown on plat of property of Roy Bogcess made by Jones Engineering Service, May 6, 1971, and being known and designated as Lot No. 5, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of the Woodville-Pelzer Road at the front corner of Lots Nos. 4 and 5 as shown on said plat and running thence along center of Woodville-Pelzer Road N. 87-57 W. 122 feet to an iron pin; running thence N. 2-33 E. 250 feet to iron pin in center of a 10-foot drainage easement; running thence along said drainage easement S. 87-57 E. 122 feet to the joint rear corner of Lots Nos. 4 and 5; running thence S. 2-33 W. 250 feet to an iron pin in the center of said 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.



Greenville County
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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 grantees, and the grantee's heirs or successors and assigns, forever. And, the grantor(s) 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 grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 17th day of August 1971

SIGNED, sealed and delivered in the presence of:

Jane H. Richardson
Hubert E. Nolin

Roy W. Bogcess
SEAL
SEAL
SEAL
SEAL

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and it did oath that (s)he saw the within named (grantor(s)) sign, seal and as the grantor(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 17th day of August 1971

Hubert E. Nolin (SEAL)
Notary Public for South Carolina.

Jane H. Richardson

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 grantor(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 17th day of August 1971.

Hubert E. Nolin (SEAL)
Notary Public for South Carolina.

Margaret S. Bogcess

My Commission Expires: July 14, 1977.

RECORDED this 18th day of February 1972 at 3:41 P. M., No. 22339.

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