

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY



Know All Men by These Presents:

That We, J. M. Cochran, R. D. Cochran, and Alvin H. Cochran

in consideration of the sum of Two Thousand (\$2,000.00) and no/100----- in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Frances L. Hembree, and her heirs and assigns, forever:

All that piece, parcel, or lot of land in Greenville County, State of South Carolina, near the City of Greenville, on the southerly side of Maxcy Avenue, and being shown as Lot No. 28 on a plat of Cochran Heights, Map No. 2, Property of Mrs. N. C. Cochran Estate, prepared by C. O. Riddle, Reg. L.S., September 1955, and according to said plat, having the following lines, courses and distances, to-wit:

BEGINNING at a point on the southeast side of Maxcy Avenue at the joint front corner of Lots Nos. 27 and 28, and running thence with Maxcy Avenue N. 64-35 E. 150 feet; thence S. 25-25 E. 218.1 feet; thence S. 54-00 W. 152.6 feet to the joint rear corner of Lots No. 27 and 28; thence with the joint line of said lots, 246.1 feet to the point of beginning.

The property herein conveyed is in a restricted area, as follows:

- 1. No building to be erected on said lot which is to be used for any other purpose than residential, excepting buildings incidental to a dwelling house.
2. No residence is to be erected which shall cost less than \$10,000.00.
3. No residence is to be erected thereon which is nearer than thirty feet from the front line of said lot.



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 said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand s and seals this 22 day of February in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Clarence A Cappell
Clarence E Clay Jr

J M Cochran (Seal)
R D Cochran (Seal)
Alvin H Cochran (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Clarence A. Cappell

and made oath that he saw the within named grantor(s) J. M. Cochran, R. D. Cochran, and Alvin H. Cochran sign, seal and as their act and deed deliver the within written deed, and that he, with Clarence E. Clay, Jr. witnessed the execution thereof.

Sworn to before me this 22nd day of February A. D. 19 60. Clarence E Clay Jr (Seal)

Clarence A Cappell (Seal)

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Clarence E. Clay, Jr., Notary Public, do hereby certify

wives unto all whom it may concern, that Mrs. Tommie F.; Gladys M.; and Caddie Belle Cochran, wife of the within named J.M.Cochran, R.D.Cochran, & Alvin H. Cochran, respectively, did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever

relinquish unto Frances L. Hembree, and her Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 22nd day of February A. D. 19 60. Clarence E Clay Jr (Seal)

Tommie F. Cochran
Gladys M. Cochran
Caddie Belle Cochran

Recorded this 24th day of February 19 60 at 10:53 A.M., No. 23694

242-6-40