

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

CLERK OF COURTS }  
GREENVILLE }  
S.C.

KNOW ALL MEN BY THESE PRESENTS, that We, J. M. Cochran, R. D. Cochran and Alvin H. Cochran

in consideration of Four Thousand (\$4,000.00) 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 Lee E. Smith and Helen B. Smith, and their heirs and assigns, forever:

All those pieces, parcels or lots of land in Greenville County, State of South Carolina, on Maxcy Avenue, and shown on Map No. 2 of Cochran Heights, Property of Mrs. N. C. Cochran Estate, made by C. O. Riddle, Reg. L. S. in September 1955, as Lots Nos. 22, 23, and 24, and being more particularly described according to said plat by the following courses and distances, to-wit:

BEGINNING at a point on the southeast side of Maxcy Avenue at the joint front corner of Lots Nos. 25 and 24, and running thence with the joint line of said lots, S. 36-00 E. 270 feet to the joint rear corner of said lots; thence S. 54-00 W. along the rear line of Lots Nos. 24, 23 and 22, 348.2 feet; thence N. 66-34 W. 43.4 feet to iron pin at branch; thence N. 19-10 W. 243.5 feet to Maxcy Avenue; thence with Maxcy Avenue, 300 feet N. 54-00 E. to the point of beginning.

The property herein conveyed is subject to following restrictions:

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



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 3<sup>rd</sup> day of May 19 65.

SIGNED, sealed and delivered in the presence of:

Louise Laines  
Clarence E. Clay Jr.

J. M. Cochran (SEAL)  
R. D. Cochran (SEAL)  
Alvin H. Cochran (SEAL)

STATE OF SOUTH CAROLINA }  
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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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3<sup>rd</sup> day of May 19 65.

Clarence E. Clay Jr. (SEAL)  
Notary Public for South Carolina.

Louise Laines

STATE OF SOUTH CAROLINA }  
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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 3<sup>rd</sup> day of May 19 65.  
Clarence E. Clay Jr. (SEAL)  
Notary Public for South Carolina.

Gladys M. Cochran  
Tommy F. Cochran

RECORDED this 7<sup>th</sup> day of May 19 65, at 4:26 P. M., No. 30982

164-242-A-1-63,64 & 65