

WHEREAS, heretofore Roy W. Boggess in Deed Book 914, page 20, conveyed Tract No. 7 to R. Kenneth Cobb, and WHEREAS, the description was in error, this deed is a correction deed to correct the error in description.

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

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MAR 9 12 53 PM '72

KNOW ALL MEN BY THESE PRESENTS, that I, ROY W. BOGGESS, OLLIE FARNSWORTH
R. M. C.

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 known and designated as Tract No. 7 as shown on plat of Property of Roy Boggess near Woodville, S. C., made by Jones Engineering Service, May 6, 1971, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 6 and 7 in the center of the Woodville-Pelzer Road and running thence along the center of said Woodville-Pelzer Road N. 87-21 W. 122 feet to an iron pin at the joint front corner of Lots Nos. 7 and 8A; running thence N. 8-58 E. 244.5 feet to an iron pin in a 10-foot drainage easement; running thence along the center of said drainage easement N. 88-28 E. 95.7 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7; running thence along the joint line of said lots 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.



Greenville County
Stamps
P.C.S. 165
Act No. 300 Sec. 1

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 21st day of

May 19 71

SIGNED, sealed and delivered in the presence of:

Hubert E. Nolin
Jane H. Richardson

Roy W. Boggess (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 21st day of May 19 71

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 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 21st day of May 19 71

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

Margaret L. Boggess

My Commission Expires: July 14, 1977.

RECORDED this 9th day of March 19 72 at 12:53 P. M., No. 24094

604.4-1-2.6 (NOTED)
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