

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE E. CLAY, JR.
N.O.

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

in consideration of Fifteen Hundred (\$1500.00) 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 M. G. Thruston, M. G. Thruston, Jr. and J. T. Dean, and their heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, on Maxcy Avenue, near the City of Greenville, and being shown and designated as Lot No. 31 on Map No. 2 of Cochran Heights, Property of Mrs. N. C. Cochran Estate, made by C. O. Riddle, Reg. L. S., Dated September 1955, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a point on the northwest side of Maxcy Avenue at the joint front corner of Lots 32 and 31, as shown on said plat, and running thence with Maxcy Avenue, S. 54-00 W. 100 feet to the joint front corner of Lots 30 and 31; thence with the joint line of said lots N. 36-00 W. 177.8 feet to the joint rear corner of said lots; thence N. 59-30 E. 100.45 feet; thence with the joint line of Lots 32 and 31 S. 36-00 E. 168.2 feet to the point of beginning.

This lot is in a restricted area, as follows:

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



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 31st day of August 1965

SIGNED, sealed and delivered in the presence of:

W. Hart Miller
Clarence E. Clay Jr. (SEAL)
J. M. Cochran (SEAL)
R. D. Cochran (SEAL)
Alvin H. Cochran (SEAL)

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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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31 day of August 1965

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

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)' 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 31 day of August 1965
Clarence E. Clay Jr. (SEAL)
Notary Public for South Carolina.
Mrs. Tommie Cochran
Mrs. Gladys A. Cochran

RECORDED this 1st day of September 1965 at 12:56 P. M., No. 7091

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