

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That We, G. D. Coggins and Mamie Coggins, in the State aforesaid, in consideration of the sum of (\$395.00) Three hundred ninety-five and No/100 _____ 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 David E. Alexander, his heirs and assigns forever

All that piece, parcel or lot of land near the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lots No. 106 of a subdivision known as Avalon Estates, as shown by a plat thereof, dated June, 1943, recorded in A. M. J. Office for Greenville County, S. C., in Plat Book "5", at Page 39 and having the following: Metes and Bounds:

BEGINNING at an iron pin on Cabler Street at joint front corner of Lots No. 106 and 107 and running thence along the line of said Lot No. 109, N. 41-42 W. 160 feet to iron pin at rear of Lot No. 119; thence running with the rear line of Lot No. 119, N. 41-13 E. 58 feet to iron pin at back corner of Lot No. 107; thence running with the line of said Lot No. 107, S. 48-42 E. 160 feet to iron pin on Cabler Street; thence with the said Cabler Street S. 41-19 W. 59 feet to iron pin at point of beginning.

That the said lands shall not be sold, rented or otherwise disposed of to any negro or person of African descent. No residence or business costing less than five thousand (\$5,000.00) Dollars, shall be erected on said lot, and no residence or building, shall be erected on said lot nearer than twenty-five (25) feet to the front line, and no residence or business shall be built on any lot unless said lot has fifty (50) feet, or more, frontage. No business building shall be erected on any lot other than lots fronting on U. S. Route No. 25.

This is the same property conveyed to us by M. G. York and recorded in Greenville County A. M. J. Office in Vol. 487, Page 131.

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 His Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'s Heirs and Assigns against the grantor(s) and the grantor(s)'s Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal this 29th day of August in the year of our Lord One Thousand Nine Hundred and fifty-five

Signed, Sealed and Delivered in the Presence of

Nancy Cox
George J. Townes

G. D. Coggins (Seal)
Mamie Coggins (Seal)

State of South Carolina,

Greenville County

Personally appeared before me Nancy Cox

and made oath that she saw the within named grantor(s) G. D. Coggins and Mamie Coggins sign, seal and as their act and deed deliver the within written deed, and that she, with George J. Townes, witnessed the execution thereof.

Sworn to before me this 29th

day of August, A. D. 1955

George J. Townes (Seal)
Notary Public for South Carolina

Nancy Cox

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, George J. Townes

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie Coggins wife of the within named G. D. Coggins 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 David E. Alexander, his 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 29th

day of August, A. D. 19 55

George J. Townes (Seal)
Notary Public for South Carolina

Mamie Coggins

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____

Recorded this 29th day of August, 19 55, at 12:06 P.M., No. #22268

DI-5-126