

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

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GREENVILLE CO. S. C.

FEB 18 9 41 AM 1943

WILLIE FARNSWORTH
R. M. C.

For True Consideration See Affidavit
Book 11 Page 27

KNOW ALL MEN BY THESE PRESENTS. That I, Hext M. Perry, Trustee, of the
County of Greenville, _____
in the State aforesaid, in consideration of the sum of ten dollars (\$10.00.) and other valu-
able considerations, _____ Dollars
to _____ me _____ in hand paid at and before the sealing of these presents
by Wm. B. Ducker, _____
(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 Wm. B. Ducker, _____

all that piece, parcel or lot of land in _____ Greenville _____ Township, Greenville _____
County, State of South Carolina, on the Perry Road between Dykeson Avenue and an unnamed
Street, in the Sans Souci section of Greenville County about two miles north of
the City of Greenville, said lot having the following lines, courses, and dis-
tances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk
running along the Perry Road, said pin being the front corner of lots numbered
twenty-three (23) and twenty-four (24); and running thence along the northern
edge of said sidewalk, S. 43-00 W., sixty (60) feet, to an iron pin, joint front
corner of lots twenty-four (24) and twenty-five (25); thence along the eastern
line of lot twenty-five (25), N. 47-00 W., one hundred and twenty-four (124)
feet to an iron pin, joint rear corner of said lots twenty-four (24) and twenty-
five (25); thence N. 36-22 E., sixty and fifteen hundredths (60.15) feet to an
iron pin, joint rear corner of lots twenty-three (23) and twenty-four (24);
thence with the western line of lot twenty-three (23), S. 47-00 E., one hundred
and thirty-one (131) feet, to an iron pin, the beginning corner, said lot being
known and designated as lot numbered twenty-four (24) on Plat of said property
recorded in the Office of the Register of Mesne Conveyance for Greenville County
in Plat Book "R" at page 102, which plat is hereby referred to and made a part
hereof.

Said property is in a restricted district, and is sold subject to the fol-
lowing restrictions, which constitute a part of the consideration therefor, and
shall be effective for a period of twenty-five (25) years from the date hereof:-

- (1) Said property shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than four
thousand dollars (\$4,000.00.).
- (3) No house shall be erected thereon nearer the northern edge of said
sidewalk running along the Perry Road than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.