

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

REC 22 12 3 11 1915

For True Consideration See Affidavit  
Book 11 Page 49

KNOW ALL MEN BY THESE PRESENTS, That I, Hest M. Perry, Trustee, of the  
County of Greenville,  
in the State aforesaid, in consideration of the sum of ten dollars (\$10.00.) and other valuable  
considerations,  
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,

<sup>S S S</sup>  
all that piece/parce/ or lot of land in -----Greenville-----Township, Greenville-----

County, State of South Carolina, on the Perry Road between Dykeson Avenue and Duckert Street, in the Sans Souci section of Greenville County, about two miles north of the City of Greenville, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along the Perry Road, said pin being the joint front corner of lots numbered twenty-four (24) and twenty-five (25); and running thence along the northern edge of said sidewalk, S. 43-00 W., one hundred and twenty (120) feet, to an iron pin on the eastern edge of a five (5) foot sidewalk running along Duckert Street, said pin being the front corner of lot twenty-six (26); thence along the eastern edge of said sidewalk, N. 47-00 W., one hundred and ten (110) feet, to an iron pin, rear corner of lot twenty-six (26); thence N. 36-22 E., one hundred and twenty and thirty hundredths (120.30.) feet, to an iron pin, joint rear corner of lots twenty-four (24) and twenty-five (25); thence along the western line of lot twenty-four (24), S. 47-00 E., one hundred and twenty-four (124) feet, to an iron pin, the beginning corner, said lots being known and designated as lots numbered twenty-five (25) and twenty-six (26) 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 following 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.

169-12-6#7