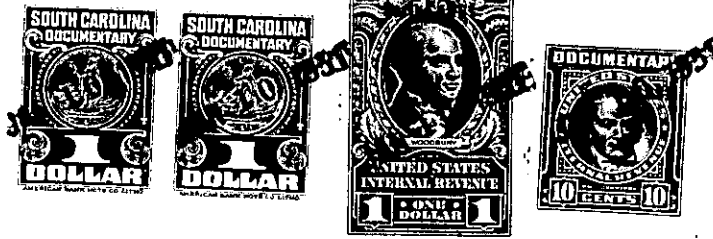


COUNTY OF Greenville.

OLLIE FARNSWORTH
R.M.D.

For Tax - See Plat Book E. A. 13. 52
Book 14 Page 67



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
valuable considerations, ~~Deeds~~

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 Darlington Avenue between Dykeson Avenue and Duckert
Street, in the Sans Pouci section of Greenville County, situate about three mile s
north of the City of Greenville, said lot having the following lines, courses and
distances:-

at an iron pin
Beginning/on the eastern edge of a five (5) foot sidewalk running along
Darlington Avenue, said pin being the joint front corner of lots numbered twelve
(12) and thirteen (13); thence along the eastern edge of said sidewalk, N. 29-
39 E., sixty-one and eight tenths (61.8) feet, to an iron pin, joint front cor-
ner of lots thirteen (13) and fourteen (14); thence along the southern line of
lot fourteen (14), S. 47-0 E., one hundred and thirty-eight and six tenths (138.6)
feet, to an iron pin, joint rear corner of lots thirteen (13) and fourteen (14);
thence S. 43-0 W., sixty (60) feet, to an iron pin, joint rear corner of lots
twelve (12) and thirteen (13); thence along the northern line of lot twelve (12),
N. 47-0 W., one hundred and twenty-four and four tenths (124.4) feet, to an iron
pin, the beginning corner, said lot being known and designated as lot numbered
thirteen (13) on Plat of said property recorded in the Office of the Register of
Mesne Conveyance for Greenville County in Plat Book "U" at page 121, which Plat
is hereby referred to and made a part hereof.

Said property is sold subject to the following restrictions, which con-
stitute a part of the consideration therefor and shall be effective for a pe-
riod 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 five thousand dollars (\$5,000.00.).
- (3) No house shall be erected thereon nearer the eastern edge of said sidewalk running along Darlington Avenue than twenty (20) feet.

The above described land is a part of the same conveyed to me by
Willie Hayne Perry, et al., on the 1st day of
December, 19 45, deed recorded in office Register of Mesne Conveyance for
Greenville County, in Book 283 Page 375.

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 Premises before mentioned unto the said.....
Wm. B. Ducker, his
..... Heirs and Assigns forever.