

THE STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

JAN 24 8 45 AM 1953

OLLIE FARMS, GRIN
R.M.C.

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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,
to me in hand paid at and before the sealing of these presents
by Clarence C. Coleman, Jr.,
(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 Clarence C. Coleman, Jr.,

all that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, at the northeast corner of the intersection of King
Street and Dukeland Drive, in the Ethel Y. Perry Sub-Division situate in the
Sans Souci section of Greenville County about three miles north of the City of
Greenville, said lot being known and designated as lot numbered six (6) on
Plat of said property recorded in the Office of the Register of Mesne Convey-
ance for Greenville County in Plat Book "BB" at page 39, which Plat is hereby
referred to and made a part hereof, and said lot has the following lines, courses
and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk
running along Dukeland Drive, said pin being the joint front corner of lots num-
bered five (5) and six (6); thence along the northern edge of said sidewalk, S.
56-14 W., sixty-seven and one tenth (67.1) feet, to an iron pin on the eastern
edge of a three (3) foot sidewalk running along King Street; thence along the
eastern edge of said sidewalk, N. 39-21 W., one hundred (100) feet, to an iron
pin, joint corner of lots six (6) and seven (7); thence along the southern line
of lot seven (7), N. 56-14 E., sixty-seven and one tenth (67.1) feet, to an iron
pin, joint rear corner of lots five (5) and six (6); thence along the western
line of lot five (5), S. 39-21 E., one hundred (100) feet, to an iron pin, the
beginning corner.

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 house shall be erected thereon at a cost of less than five thous-
and dollars (\$5,000.00.).
- (3) No building shall be erected thereon nearer the northern edge of said
sidewalk running along Dukeland Drive than twenty (20) feet, nor nearer the eastern
edge of said sidewalk running along King Street, than five (5) feet.
- (4) Any garage or outbuilding erected on said lot shall be at the north-
western corner thereof.

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