

APR 3 4 53 PM 1930

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 James L. Duncan,
(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 James L. Duncan,

all that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, on Dukeland Drive, between Christopher Street and Mer-
riweather Street, in the Ethel Y. Perry Sub-Division, situate about three miles
north of the City of Greenville, said lot being known and designated as lot num-
bered twenty-one (21) on Plat of said property recorded in the Office of the Re-
gister of Mesne Conveyance for Greenville County in Plat Book "BB" at page 81,
which Plat is hereby referred to and made a part hereof, and the said lot has the
following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a three (3) foot sidewalk
running along Dukeland Drive, said pin being the joint front corner of lots twenty (20)
and twenty-one (21); thence along the northern edge of said sidewalk, 3. 89-28 W.,
seventy-five (75) feet, to an iron pin, joint front corner of lots twenty-one (21)
and twenty-two (22); thence along the eastern line of lot ~~twenty-two (22)~~, N. 0-25 W.,
one hundred and thirty-four and three tenths (134.3) feet, to an iron pin, joint
rear corner of lots twenty-one (21) and twenty-two (22); thence N. 77-12 E., seventy-
seven (77) feet, to an iron pin, joint rear corner of lots seventeen (17) and twenty-
one (21); thence along the lines of lots seventeen (17), eighteen (18) and twenty
(20), S. 0-25 E., one hundred and fifty and eight tenths (150.8) feet, to an iron
pin, the beginning corner.

This property is in a restricted district, and is sold subject to the fol-
lowing restrictions, which constitute a part of the consideration, and shall be ef-
fective 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 five
thousand dollars (\$5,000.00.).
- (3) No building shall be erected thereon nearer than fifteen (15)
feet of the northern edge of said sidewalk running along Dukeland Drive.

167-9-21

The above described land is a part of the same conveyed to me by
Willie Hayne Perry, et al., on the 30th day of
April, 1940, deed recorded in office Register of Mesne Conveyance for
Greenville County, in Books 217-223 Page s 238 and 162.

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
James L. Duncan, his
Heirs and Assigns forever.