

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS, That I, Ben F. Ferry, of the county
Greenville,
in the State aforesaid, in consideration of the sum of one thousand dollars (\$1,000.00.)
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 Paris Mountain Township, Greenville
County, State of South Carolina, at the northwest corner of the Langston Drive and
Merriweather Street, in Sans Souci Heights, a Sub-Division situate on the New
Buncombe Road about three miles north of the City of Greenville, said lot be-
ing known and designated as lot numbered one hundred and seventy-four on Plat
of said property recorded in the Office of the Register of Mesne Conveyance for
Greenville County in Plat Book "BB" at page 90 and 91, which Plat is hereby re-
ferred to and made a part hereof; and said lot has the following lines, courses
and distances:-

Beginning at an iron pin on the northwest corner of the intersection of
Langston Drive and Merriweather Street, and running thence along Langston Drive,
S. 68-56 W., seventy (70) feet, to an iron pin, joint front corner of lots 174
and 175; thence along the eastern line of lot 175, N. 21-06 E., one hundred and
sixty and nine tenths (160.9) feet, to an iron pin, joint rear corner of said lots
174 and 175; thence N. 68-54 E., seventy (70) feet, to an iron pin on Merriweather
Street, rear corner of lot 174; thence along Merriweather Street, S. 21-06 E., one
hundred and sixty-one (161) feet, to an iron pin, the beginning corner.

Said property is sold subject to the restrictions applicable to Sans Souci
Heights as setforth in Book 425 at page 500, R. M. C. Office for Greenville County,
which are hereby referred to and made a part hereof.

Also the easements across the rear of said lot as found in Book 204 at page
51 and Book 95, page 61, R. M. C. Office for Greenville County, the latter provid-
ing that no building shall be erected ~~more~~ nearer the wooden poles than thirty-
four (34) feet.

The above described land is a part of the same conveyed to me by
Frances T. Tindal, et al., and E. Inman, Master, on the third day of
January, 19 50, deed recorded in office Register of Mesne Conveyance for
Greenville County, in Book 399 Pages 236 and 215.

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.