

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

JAN 22 12 18 PM 1955

Know All Men by These Presents:

That I, Hext M. Perry, Trustee in the State aforesaid, in consideration of the sum of Seven Hundred, Fifty (\$750.00) and 00/100-----DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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, his heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the northern side of 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 number 13 on plat of said property recorded in the R. M. C. Office 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 metes and bounds, to-wit:

BEGINNING on the northern side of Dukeland Drive at the joint front corner of lots 13 and 14 and running thence with the joint line of said lots N. 33-46 W. 97.2 feet to an iron pin, the joint rear corner of said lots; thence N. 56-14 E. 75 feet to the joint rear corner of lots 10, 12, 13 and 15; thence along the joint line of lots 12 and 13 S. 33-46 E. 97.2 feet to an iron pin on the Northern side of Dukeland Drive, the joint front corner of said lots; thence along the northern side of Dukeland Drive S. 56-14 W. 75 feet to the beginning corner.

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 house shall be erected thereon nearer the northern edge of the sidewalk running along Dukeland Drive than twenty (20) feet.

This is a portion of the same property conveyed to the grantor herein by Deed recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 223 at page 162.

The Grantee is to pay the 1955 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

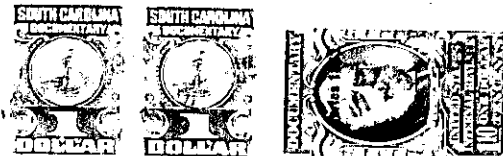
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 22nd day of January in the year of our Lord One Thousand Nine Hundred and Fifty-five.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses.



(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Earle Davis

and made oath that he saw the within named grantor(s) Hext M. Perry, Trustee sign, seal and as his act and deed deliver the within written deed, and that he, with W. L. Jackson witnessed the execution thereof.

Sworn to before me this 22nd day of January, A. D. 1955. Richard F. Collins, Notary Public for South Carolina.

Handwritten signature of notary.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER NONE REQUIRED. I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 1955. Notary Public for South Carolina.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; 12:18 P.M. Recorded this 22nd day of January 1955, at No. 1976