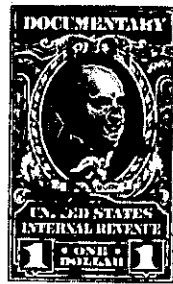
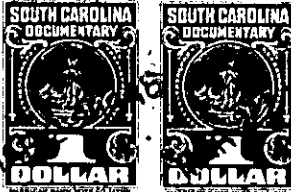


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.



For True Consideration See Affidavn
Book 11 Page 49

FILED
GREENVILLE CO. S.C.
DEC 22 12 35 PM 1918

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, _____
to _____ 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, at the northeast corner of the intersection of the
Perry Road and McCall Street, in the Sans Pouci section of Greenville County,
about two miles north of the City of Greenville, said lot having the following
lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot side-
walk running along the Perry Road, and the eastern edge of a sidewalk running
along McCall Street, said pin being the front corner of lot numbered one (1);
and running thence along the eastern edge of said sidewalk on McCall Street,
N. 56-18 W., one hundred and thirty (130) feet, to an iron pin; thence N. 33-
17 E., sixty (60) feet to an iron pin, joint rear corner of lots one (1) and
two (2); thence along the western line of lot two (2), S. 56-33 E., one hun-
dred and twenty-four (124) feet to an iron pin on the northern edge of said
sidewalk on the Perry Road, joint front corner of lots one (1) and two (2);
thence along the northern edge of said sidewalk, S. 27-35 W., sixty (60) feet
to an iron pin, the beginning corner, said lot being known and designated as
lot numbered one (1) on Flat of said property recorded in the Office of the
Register of Mesne Conveyance for Greenville County in Plat Book "R" at page
152, which plat is hereby referred to and made a part hereof.

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 residence shall be erected thereon at a cost of less than
four thousand dollars (\$4,000.00.).
- (3) No house shall be erected thereon nearer the northern edge of
said sidewalk running along the Perry Road than twenty (20) feet.
- (4) Said property shall not be sold to any person of African descent.