



THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO.

MAY 20 11 14 AM '08

W. A. SEYBT & CO.
R. M. C.



For True Consideration See Affidavit

Book 11 Page 92

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 me 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^s/parcel^s/or lot^s of land in -----Greenville----- Township, Greenville County, State of South Carolina, on the Perry Road between Duckert Street and McCall Street, in the Sans Souci section of Greenville County, about two miles north of the City of Greenville, said lots having the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of a five (5) foot sidewalk running along the Perry Road, said pin being the joint front corner of lots numbered one (1) and two (2), and running thence along the eastern line of lot one (1), N. 56-33 W., one hundred and twenty-four (124) feet, to an iron pin, joint rear corner of lots one (1) and two (2); thence N. 33-17 E., two hundred and fifty (250) and two tenths (2/10) feet, to an iron pin on the western edge of a five (5) foot sidewalk running along Duckert Street; thence along the western edge of said sidewalk, S. 47-00 E., one hundred and ten (110) feet, to an iron pin on the northern edge of said sidewalk running along the Perry Road; thence S. 35-0 W., thirty and four tenths (30.4) feet, to an iron pin; thence S. 31-13 W., eighty-three and four tenths (83.4) feet, to an iron pin, joint corner of lots three (3) and four (4); thence S. 27-35 W., one hundred and eighteen and eight tenths (118.8) feet, to an iron pin, the beginning corner, said lots being known and designated as lots numbered two (2), three (3), four (4) and five (5), on Plat 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.

169-13-2 thru 5