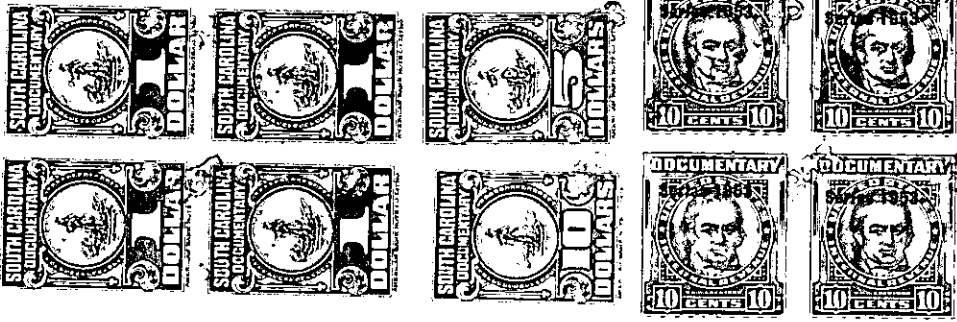


THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.



APR 24 5 11 1955
16 45

KNOW ALL MEN BY THESE PRESENTS, That... I, Ben E. Perry, 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 James L. Duncan and Edna Virginia 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 and Edna Virginia

Duncan, all that piece, parcel or lot of land in Paris Mountain Township, Greenville

County, State of South Carolina, on Langston Drive between Jarnshaw Avenue and Merriweather Street, in Sans Souci Heights, a Sub-Division situate on the New Duncombe road about three miles north of the City of Greenville, said lot being known and designated as lot numbered one hundred and sixty-five (165) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "BR" at pages 90 and 91, which Plat is hereby referred to and made a part hereof, and said lot has the following lines, courses and distances:-

Beginning at an iron pin on the northern edge of Langston Drive, said pin being the joint front corner of lots one sixty-four (164) and one sixty-five (165); thence along said Langston Drive, S. 69-44 W., seventy (70) feet, to an iron pin, joint front corner of lots one sixty-five (165) and one sixty-six (166); thence along the eastern line of lot one sixty-six (166), N. 21-06 W., two hundred and eight (208) feet, to an iron pin, joint rear corner of lots one sixty-five (165) and one sixty-six (166); thence N. 68-54 E., seventy (70) feet, to an iron pin, joint rear corner of lots one sixty-four (164) and one sixty-five (165); thence with the western line of lot one sixty-four (164), S. 21-06 E., two hundred and six and six tenths (206.6) feet, to an iron pin, the beginning corner.

Said lot is sold subject to the easements of the Duke Power Company over the rear of said lot recorded in Book 204 at page 51, and Book 95 at page 61, and the right of the owner to grant easements for the erection of poles across the front of said lot for lights and telephone.

This property is sold subject to the restrictive covenants applicable to Sans Souci Heights recorded in the R. M. C. Office for Greenville County in Book 425 at page 500, which is hereby referred to and made a part hereof.

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, 1950, 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 and Edna Virginia Duncan, their Heirs and Assigns forever.