

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

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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 seven hundred and fifty (\$750.00) Dollars to me in hand paid at and before the sealing of these presents by Calvin F. Cox, (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 Calvin F. Cox,

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

County, State of South Carolina, on Dukeland Drive between Christopher Street and Herriweather Street, 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 numbered forty-six (46) on Flat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "BB" at page 31, 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 a three (3) foot sidewalk running along Dukeland Drive, said pin being the joint corner of lots numbered twenty-two (22) and forty-six (46), thence along the northern edge of said sidewalk, S. 89-11 W., seventy-five (75) feet, to an iron pin, joint corner of lots forty-six (46) and forty-seven (47); thence along the eastern line of lot forty-seven (47), N. 3-40 E., one hundred and six (106) feet, to an iron pin, joint corner of lots forty-six (46) and forty-seven (47); thence N. 80-37 E., eighty and nine tenths (80.9) feet, to an iron pin, joint rear corner of lots forty-six (46) and twenty-two (22); thence along the western line of lot twenty-two (22), S. 0-49 E., one hundred and seventeen and nine tenths (117.9) feet, to an iron pin, 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 at a cost of less than four thousand dollars (\$4,000.00).
- (3) No house shall be erected thereon closer than twenty (20) feet of the northern edge of said sidewalk running along Dukeland Drive.