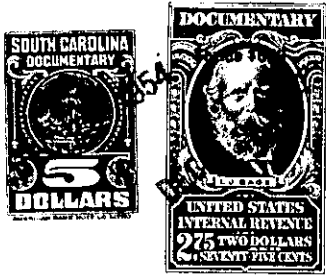


THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

DEC 24 10 44 AM 1954  
OLLIE FARNSWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS. That I, James L. Duncan.....

.....  
in the State aforesaid, in consideration of the sum of Two Thousand, Two Hundred, Fifty  
and 00/100 Dollars and the assumption of mortgage below described  
to..... me..... in hand paid at and before the sealing of these presents  
by A. D. Watts and Docia V. Watts.....

(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 A. D. Watts & Docia V. Watts,  
their heirs and assigns, forever;

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

County, State of South Carolina, on the corner of Dukeland Drive and Merri-  
weather Street, in the Ethel Y. Perry Subdivision, situate about  
three miles north of the City of Greenville, said lot being known  
and designated as lot number 52 on Plat of said property, recorded  
in the R. M. C. Office for Greenville 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 lines, courses and distances:

BEGINNING at the northeastern corner of Merriweather Street and  
Dukeland Drive and running thence with Dukeland Drive N. 54-18 E.  
58.4 feet to a point, joint front corner of lots 51 and 52; thence  
with the joint line of said lots N. 35-42 W. 102.2 feet to the joint  
rear corner of said lots; thence S. 69-29 W. 31.5 feet to a point  
on Merriweather Street; thence with Merriweather Street S. 21-25 E.  
114 feet to the beginning corner.

This property is in a restricted district, and is sold subject to the  
following restrictions, which constitute a part of the consideration  
and shall be effective for a period of 25 years from the date of the  
deed recorded in the R. M. C. Office for Greenville County in Deed  
Book 508 at page 66.

1. Said property shall be used for residential purposes only.
2. No residence shall be erected thereon at a cost of less than \$5,000.00.
3. No building shall be erected thereon nearer than 15 feet from the northern edge of the sidewalk running along Dukeland Drive.

This conveyance is made subject to the assumption of a certain  
mortgage executed by James L. Duncan to Independent Life and Acci-  
dent Insurance Company in the original sum of \$7,500.00, recorded  
in the R. M. C. Office for Greenville County, South Carolina on  
November 15, 1954 in Mortgage Book 616 at page 369.

166-1-16