

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville.

For True Consideration See Affidavit
Book 14 Page 148

WHEREAS, on the 12th day of June, 1950, Hext M. Perry, Trustee, made, executed and delivered deed to J. W. James for the hereinafter described lot of land; and

WHEREAS, the said deed was never recorded and has been lost, and this quit-claim deed is made to replace the same.

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 one dollar (\$1.00.) and other valuable considerations,

to me in hand paid at and before the sealing of these presents by J. W. James,

(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 J. W. James,

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the rear of lot twelve (12) on King Street in the Ethel Y. Perry Sub-Division in the Sans Souci 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 southern rear corner of lot twelve (12), and the western rear corner of lot sixteen (16); thence along the rear line of lot twelve (12), N. 10-17 W., fifty (50) feet, to an iron pin, rear corner of lot twelve (12); thence N. 79-28 E., one hundred and ten (110) feet, to an iron pin, rear corner of lots twenty-eight (28) and twenty-nine (29); thence along the rear lines of lots twenty-seven (27) and twenty-eight (28), S. 28-27 E., seventy-seven (77) feet, to an iron pin, rear corner of lots twenty-seven (27) and twenty-nine (29); thence along the rear lines of lots sixteen (16), seventeen (17) and eighteen (18), S. 89-03 W., one hundred and thirty six (136) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered twenty-nine (29) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book K at page 303, 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 three thousand dollars (\$3,000.00.).

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The above described land is a part of the same conveyed to me by Willie Hayne Perry, et al., on the 21st day of July, 1941, deed recorded in office Register of Mesne Conveyance for County, in Book 236 Page 158.

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 J. W. James, his Heirs and Assigns forever.