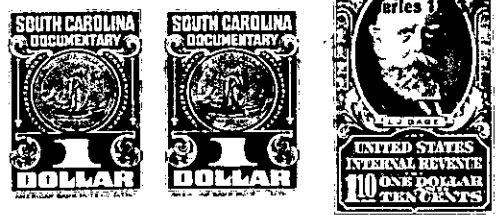


BOOK 497 PAGE 103

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS. That I, Ben. F. Perry, of the County of Greenville, in the State aforesaid, in consideration of the sum of one thousand dollars (\$1,000.00) to me in hand paid at and before the sealing of these presents by James L. 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,

all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on Langston Drive between Earnshaw Avenue and Merriweather Street in Sans Souci Heights, a Sub-Division situate on the New Guncombe Road about three miles north of the City of Greenville, said lot being known and designated as lot numbered one hundred and seventy-two (172) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "BB" 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 corner of lots numbered one seventy-one (171) and one seventy-two (172), thence along the northern edge of said Langston Drive, S. 65-52 W., seventy (70) feet, to an iron pin, joint front corner of lots one seventy-two (172) and one seventy-three (173); thence along the eastern line of lot one seventy-three (173), N. 21-06 W., one hundred and sixty-one and seven tenths (161.7) feet, to an iron pin, joint rear corner of said lots one seventy-two (172) and one seventy-three (173); thence N. 68-54 E., seventy (70) feet, to an iron pin, joint rear corner of lots one seventy-one (171) and one seventy-two (172); thence with the western line of lot one seventy-one (171), S. 21-06 E., one hundred and fifty-seven and eight tenths (157.8) feet, to an iron pin, the beginning corner.

Said property is sold subject to the restrictive covenants applicable to Sans Souci Heights as set forth in Book 425 at page 500, which is hereby referred to and made a part hereof.

Also easements of the Duke Power Company as found in Book 204 at page 51, and book 95 at page 61, which provide that no building is to be erected nearer the middle of the wooden poles than thirty-four feet.

The above described land is a part of the same conveyed to me by Frances P. Tindal, et al., and E. Inman, Master, on the third day of January, 19 50, 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, his Heirs and Assigns forever.