

GREENVILLE COUNTY

OLIE FARNSWORTH
R. M. C.

Know All Men by These Presents:

That I, Hext M. Perry, Trustee in the State aforesaid,
in consideration of the sum of Six Hundred and Fifty (\$650.00) and no/100----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 William Lee Vaughan, and his heirs and assigns, forever,

All of that piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville on Dukeland Drive, and being known and designated as Lot No. 3 of property of Ethel Y. Perry Estate, as shown by a plat of W. J. Riddle, Surveyor, dated July 1944, and recorded in Plat Book U at page 81 in the R. M. C. Office for Greenville County, and according to said plat, having the following lines, courses and distances, to-wit:

Beginning at a point on the South side of Dukeland Drive, joint front corner of Lots 4 and 3, and running thence S. 0-44 E. 200 feet to joint rear corner of Lots 4 and 3; thence N. 89-16 E. 70 feet to joint rear corner of Lots 3 and 2; thence N. 0-44 W. 200 feet to joint front corner of Lots 3 and 2; thence with Dukeland Drive S. 89-16 W. 70 feet to the point of beginning.

This conveyance is made subject to the following restrictions, which constitute a part of the consideration, 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 \$5,000.00.
- (3) No building shall be erected thereon nearer than fifteen (15) feet from the sidewalk running along Dukeland Drive.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 13th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

Mary Ashworth
Earle Davis

Hext M. Perry, Trustee (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Earle Davis

and made oath that he saw the within named grantor(s) Hext M. Perry sign, seal and as his act and deed deliver the within written deed, and that he, with Mary Ashworth witnessed the execution thereof.

Sworn to before me this 13 day of November, A. D. 1954
Earle Davis (Seal)
Notary Public for South Carolina

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I,

Notary Public, do hereby certify

at Mrs.

upon being privately and separately examined by me, did declare that she does freely, volition, dread or fear of any person or persons whomsoever, renounce, release, and forever re-Heirs and Assigns, all her interest and aim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under seal this _____

day of _____, A. D. 19_____

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$_____; U. S. \$_____
Recorded this 15th day of November 1954, at 9:33 A.M. No. 26208

167-1-19

