

SEP 19 10 11 AM '49

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.



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 four hundred dollars (\$400.00.)

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

(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 W. James Williams,

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

County, State of South Carolina, on Dukeland Drive at the northwest corner of the inter-  
section of Dukeland Drive and Merriweather Street, in the Ethel Y. Perry Sub-Divi-  
sion in the Sans Pouchi section of Greenville County about three miles north of the  
City of Greenville, said lot being known and designated as lot numbered fifty-four  
(54) on Plat of said property recorded in the Office of the Register of Mesne  
Conveyance for Greenville County in Plat Book "BB" at page 39, which Plat is here-  
by referred to and made a part hereof, said lot having the following lines, courses  
and distances:-

Beginning at an iron pin on the western edge of a three (3) foot sidewalk  
running along Merriweather Street, and the northern edge of a three (3) foot side-  
walk running along Dukeland Drive; thence along the northern edge of said sidewalk  
on Dukeland Drive, S. 54-18 W., fifty (50) feet, to an iron pin; thence N. 35-42 W.,  
one hundred and thirty-seven (137) feet, to an iron pin; thence N. 65-11 E., eighty-  
one and five tenths (81.5) feet, to an iron pin on the western edge of said sidewalk  
running along Merriweather Street; thence along the western edge of said sidewalk,  
S. 21-25 E., one hundred and twenty-five and eight tenths (125.8) feet, to an iron  
pin, the beginning corner.

Said property is sold subject to the following restrictions, which constitute  
a part of the consideration therefor, and shall be effective for a period of twenty  
(20) 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 four thousand dollars (\$4,000.00.).
- (3) No residence shall be erected closer than twenty (20) feet of the northern edge of said sidewalk running along Dukeland Drive, nor five (5) feet of the western edge of said sidewalk running along Merriweather Street.

The above described land is a part of the same conveyed to me by  
D. V. Turbeville on the 6th day of  
July, 1949, deed recorded in office Register of Mesne Conveyance for  
Greenville County, in Book 386 Page 6

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  
W. James Williams, his Heirs and Assigns forever.