

FEB 19 12 25 PM '51

BOOK 494 PAGE 281

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE. } EARNSWORTH
R.M.C.



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 Kerri-

weather Street, in Sans Souci Heights, a Sub-Division situate on the New Buncombe Road about four miles north of the City of Greenville, said lot being known as lot numbered one hundred and sixty-nine (169) on Plat of said property recorded in the Register of Mesne Conveyance for Greenville County in Plat Book "BB" at pages 90 and 91, and said Plat is hereby referred to and made a part hereof, and said lot has the following lines, courses and distances, to wit:-

Beginning at an iron pin on the edge of Langston Drive, said pin being the joint corner of lots one hundred and sixty-eight (168) and one hundred and sixty-nine (169), thence along the northern edge of said Langston Drive, 3. 77-44 i., seventy and eight tenths (70.8) feet to an iron pin, joint corner of lots one hundred and sixty-nine (169) and one hundred and seventy (170); thence along the line of lot one hundred and seventy (170), N. 21-06 W., one hundred and sixty four and eight tenths (164.8) feet to an iron pin, joint rear corner of said lots one hundred and sixty-nine (169) and one hundred and seventy (170); thence N. 68-54 W., seventy (70) feet, to an iron pin, joint rear corner of lots one hundred and sixty-eight (168) and one hundred and sixty-nine (169); thence along the line of lot one hundred and sixty-eight (168), S. 21-06 E., one hundred and seventy-five and six tenths (175.6) feet to an iron pin the beginning corner.

Said property is sold subject to the easements of the Duke Power Company, recorded in Book 204 at page 51 and Book 95 at page 61, and no building is to be erected nearer than thirty-four (34) feet of the Wooden Poles.

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The above described land is a part of the same conveyed to me by Frances T. Tindal, et al. and E. Inman, Master, on the third day of January, 1950, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 399 Page s 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.