

Piney Ridge Drive; thence therewith S. 43.00 W. 80 feet to the beginning corner.

The two lots Nos. 7 and 8 are a portion of that property conveyed to me by Robert J. Edwards, as Trustee for Jas. M. Edwards, by deed dated August 31, 1946, recorded in Deed Book 299, at page 191, in the R.M.C. Office for Greenville County. Lot No. 11 is a portion of that property conveyed to me by R.J. Drummond and Annie S. Drummond by deed dated February 11, 1947, recorded in Deed Book 307, at page 271, in said R.M.C. Office.

As a part of the consideration of this deed, all of the above lots are conveyed subject to all restrictions already on said lots and are conveyed subject to the following conditions and restrictions which shall enure to the benefit of all persons now owning, or who in the future may own, property in the subdivision known as "Piney Ridge" and described on the plat referred to above:

1. The lots herein described shall be used and occupied for residential purposes only. No residence of a temporary nature, such as house trailer or shack, shall be allowed, and no commercial building and no commercial establishment of any kind shall be allowed or constructed on the premises.

2. An residence constructed on the property shall contain a minimum of Twelve Hundred (1200) square feet of floor space, exclusive of all porches, stoops, terraces and garages.

Violation of any of the above restrictions shall entitle the grantor or any other person owning property in said subdivision to injunctive relief and damages.

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 said
R.P. Austin and Gladys B. Austin and their

Heirs and Assigns forever