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THE STATE OF SOUTH CAROLINA,

COUNTY OF Greenville



KNOW ALL MEN BY THESE PRESENTS. That... I, O.A. Wright,

in the State, aforesaid, in consideration of the sum of... Sixteen Hundred Fifty
(\$1,650.00).....Dollars

to..... me..... in hand paid at and before the sealing of these presents
by... William E. Garrison and Dorothy M. Garrison

(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 E. Garrison and

Dorothy M. Garrison and their heirs and assigns forever:

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

County, State of South Carolina, lying and being about two miles East from
the City of Greenville, near the U.S. Dual Lane Highway No. 29
and North therefrom, on the South side of Piney Ridge Drive, being
shown as Lot No. 12 on a plat of property known as "Piney Ridge",
made for O.A. Wright by Dalton & Neves, dated February, 1952,
recorded in the R.M.C. Office for Greenville County in Plat Book
CC, at page 11, and having the following courses and distances:

BEGINNING on an iron pin on the southern side of Piney Ridge Drive,
joint corner of Lots Nos. 12 and 13 on said plat, and runs thence
with the common line of these lots S. 47.00 E. 170 feet to an iron
pin; thence N. 43.00 E. 80 feet to an iron pin; thence N. 47.00 W.
170 feet to an iron pin on the southern edge of Piney Ridge Drive;
thence therewith S. 43.00 W. 80 feet to the beginning corner, and
being a portion of that property conveyed to the grantor by Talmer
Cordell by deed dated September 6, 1951, recorded in the R.M.C. Office
for Greenville County in Deed Book 442, at page 415.

As a part of the consideration, this property is 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 lot 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 on the premises.
2. Any residence constructed on the property shall contain a minimum
of Twelve (1200) Hundred 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 owner of property in said subdivision to injunctive
relief and damages.