

FEB 19 10 03 AM 1955

State of South Carolina

Greenville COUNTY

OLLIE FARMSWORTH R.M.C.

Know All Men by These Presents:

That J. O.A. Wright, in the State aforesaid, in consideration of the sum of Sixteen Hundred Fifty (\$1,650.00) DOLLARS,

Conrad C. and Fannie M. Copeland 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 grantee(s)

Conrad C. Copeland and Fannie M. Copeland and their heirs and assigns forever: All of that parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, located about two miles East from the City of Greenville, near the U.S. Dual Lane Highway No. 29 and North therefrom, lying on the South side of Piney Ridge Drive, known and designated as Lot No. 16 on a plat of property 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 margin of Piney Ridge Drive, joint corner of lots Nos. 15 and 16, and runs thence with the line of these lots S. 47 E. 170 feet to an iron pin; thence S. 43 W. 80 feet to an iron pin; thence N. 47 W. 170 feet to an iron pin on the southern margin of said street; thence therewith N. 43 E. 80 feet to the beginning corner.

As a part of the consideration, this conveyance is made subject to the following conditions and restrictions which shall enure to the benefit of all persons now owning, or who may hereafter 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 a house trailer or shack shall be allowed, and no commercial building or commercial establishment of any sort shall be allowed on the premises. (2) Any residence constructed on the premises shall contain a minimum of twelve hundred (1200) square feet of floor space, exclusive of all porches, stoops, terraces, and garages, excepting that this restriction shall not apply to residential units used solely for housing servants employed on the premises. (3) Violation of any of these restrictions shall entitle the grantor or owner of property in said subdivision to injunctive relief and to 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 grantee(s) hereinabove named, and their 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 16th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-five.

Signed, Sealed and Delivered in the Presence of O.A. Wright (Seal)

Don Hawkins (Seal) H.D. Hawkins (Seal) [Four South Carolina Documentary Stamps and one Seal]

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Personally appeared before me Don Hawkins

and made oath that he saw the within named grantor(s) O.A. Wright sign, seal and as his act and deed deliver the within written deed, and that he, with H.D. Hawkins witnessed the execution thereof.

Sworn to before me this 16th day of February, A. D. 1955. H.D. Hawkins (Seal) Notary Public for South Carolina Don Hawkins

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RENUNCIATION OF DOWER

I, H.D. Hawkins, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Fannie R. Wright wife of the within named O.A. Wright did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Conrad C. Copeland and Fannie M. Copeland, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 16th day of February, A. D. 1955. H.D. Hawkins (Seal) Notary Public for South Carolina Fannie R. Wright

Cancelled documentary stamps attached: S. C. \$: U. S. \$ 10:09 A.M. Recorded this 19th day of February, 1955, of XXX No. 4599 P15.7-2-82