

4:48  
P.M.  
State of South Carolina,

Greenville County

Know all Men by these presents, That I, William E. Garrison

in the State aforesaid,

in consideration of the sum of ONE AND NO/100 DOLLARS, LOVE AND AFFECTION,

to me paid by Dorothy M. Garrison

in the State aforesaid, 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

Dorothy M. Garrison, her heirs and assigns forever:

All my undivided right, title and interest in and to the following:

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 Gaywood Drive (formerly 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, Page 11, and having the following courses and distances:

BEGINNING on an iron pin on the southern side of Gaywood Drive (formerly 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 Gaywood Drive (formerly Piney Ridge Drive); thence therewith S. 43.00 W. 80 feet to the beginning corner, and being the same property conveyed to me by O. A. Wright by his deed dated July 23, 1954, and recorded in the R.M.C. Office for Greenville County in Deed Book 506, Page 18.

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.

P15.7-2-78