

State of South Carolina  
Greenville COUNTY

CLLIE FARNSWORTH  
F. S.

Know All Men by These Presents:

That I, O.A. Wright, in consideration of the sum of Eighteen Hundred (\$1,800.00) in the State aforesaid, DOLLARS,

Ralph B. Kerce

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

Ralph B. Kerce and his heirs and assigns forever: All of that parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, located about 1.1 miles East from the City limits of Greenville, near the U.S. Dual Lane Highway No. 29 and North therefrom and on the South side of Piney Ridge Drive, designated as Lot No. 15 on a plat of property known as Piney Ridge, made for O.A. Wright by Dalton & Neveu, Engrs., dated February, 1952, recorded in the P.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 South side of Piney Ridge Drive, joint corner of Lots Nos. 14 and 15, and runs thence 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 South side of Piney Ridge Drive; thence with the margin of said street N. 43 E. 80 feet to the beginning, being a portion of that property conveyed to the grantor by deed recorded in Deed Book 299, at page 191.

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 a 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.

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 his 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 12th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

*Dee A. Wood*  
*H.D. Hawkins*



(Seal)  
(Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina  
Greenville COUNTY

Personally appeared before me *Dee A. Wood*  
and made oath that he saw the within named grantor(s) O.A. Wright

deliver the within written deed, and that he, with H.D. Hawkins

Sworn to before me this 12th day of October, A. D. 1954  
*H.D. Hawkins* (Seal)  
Notary Public for South Carolina

*Dee A. Wood*

State of South Carolina  
Greenville COUNTY

RENUNCIATION OF DOWER

I, *H.D. Hawkins*, 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 Ralph B. Kerce and his 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 12th day of October, A. D. 1954  
*H.D. Hawkins* (Seal)  
Notary Public for South Carolina

*Fannie Ross Wright*