

State of South Carolina  
GREENVILLE COUNTY



Know All Men by These Presents:

That RUTH G. BEARDEN in the State aforesaid, in consideration of the sum of Eleven Hundred Twenty-five and no/100 (\$1125.00) - - - DOLLARS,

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 CORA BEARDEN and Her Heirs and Assigns forever:

An undivided one-half (1/2) interest in and to 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 of Greenville, near the U. S. Dual Lane Highway No. 29 and northwest therefrom, lying on the East side of Woodland Lane, being shown as Lot No. 3 on a plat of property made for O. A. Wright, known as Piney Ridge, by Dalton & Neves, recorded in Plat Book CC, at Page 11, in the R.M.C. Office for Greenville County, and having the following courses and distances:

"BEGINNING on an iron pin on the East side of Woodland Lane, joint corner of Lots Nos. 3 and 4, and runs thence N. 43 E. 175 feet to an iron pin; thence S. 47 E. 90 feet to an iron pin; thence S. 43 W. 175 feet to an iron pin on said street; thence therewith N. 47 W. 90 feet to the beginning corner."

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 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 hundred (1200) square feet of floor space, exclusive of all porches, stoops, terraces and garages.
- (3) 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.

Being the same property conveyed to the grantor by O. A. Wright be deed dated September 9, 1954, and this property is conveyed subject to the restrictions contained in the said deed.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and Her 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 15th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

*Berta Aikin*  
*Louise Roper*

*Ruth G. Bearden* (Seal)  
..... (Seal)  
..... (Seal)  
..... (Seal)  
..... (Seal)

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Personally appeared before me *Louise Roper* and made oath that she saw the within named grantor(s) Ruth G. Bearden

deliver the within written deed, and that she, with *Berta Aikin* sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 15th day of September, A. D. 1954.

*Berta Aikin* (Seal)  
Notary Public for South Carolina

*Louise Roper*

State of South Carolina  
..... COUNTY

GRANTOR IS A WOMAN  
RENUNCIATION OF DOWER

I, \_\_\_\_\_, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. \_\_\_\_\_ wife of the within named \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 195\_\_\_\_\_  
..... (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_ U. S. \$ \_\_\_\_\_  
Recorded this 15th day of September, 1954, at \_\_\_\_\_ M., No. #20890

12:28 P.M.  
P157-2 (8)