

BOOK 478 PAGE 370

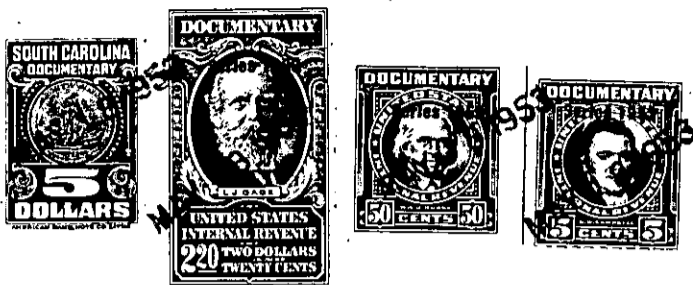
GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAY 18 } 4 50 PM 1950

LILLIE FARNsworth
R.M.C.



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

in the State aforesaid, in consideration of the sum of Two Thousand Two Hundred (\$ 2,200.00) Dollars

to me in hand paid at and before the sealing of these presents by William H. Smith and Lois S. Smith

(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 H. Smith and Lois S.

Smith and their heirs and assigns forever:

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

County, State of South Carolina, located about 1.1 miles East from the incorporate limits of the City of Greenville, near U.S. Super Highway No. 29 and North therefrom, lying on the East side of Woodland Lane and on the North side of Piney Ridge Drive, known and designated as Lot No. 5 on a plat of property made for O.A. Wright by Dalton & Neves, Engs., 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 eastern margin of Woodland Lane, joint corner of Lots Nos. 5 and 6 on said plat, and runs thence with the common line of these lots N. 43 E. 175 feet to an iron pin on line of Lot No. 7; thence with the line of Lot No. 7 S. 47 E. 80 feet to an iron pin on the northern margin of Piney Ridge Drive; thence with the margin of this street N. 43 W. 150 feet to a stake; thence with margin of intersection of Piney Ridge Drive and Woodland Lane-the chord of which is S. 88 W.-36 feet to a stake on the eastern margin of Woodland Lane; thence therewith N. 47 W. 55 feet to the beginning.

As a part of the consideration for this deed, the property above conveyed is 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 premises shall be placed at least 40 feet from the Woodland Lane street line and at least 20 feet from the line of Piney Ridge Drive. 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. Residence shall face intersection of said two streets.

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.

P15.7-2-71