

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WHEREAS, Edwin McT. Meares and Ira C. Davis heretofore owned approximately 247 acres of land with buildings and improvements thereon in Saluda Township, Greenville County, South Carolina, being the same conveyed to them by J. B. Ricketts, Trustee, by deed dated August 4, 1944, and recorded in the office of the R. M. C. for Greenville County in Deed Book 266, Page 82; and, **said parties also owned the property hereinafter described, and,**

WHEREAS, the said Edwin McT. Meares was adjudged insane by Order of Honorable Guy A. Gullick, Probate Judge for Greenville County, S. C. on November 20, 1946, as appears by record on file in the office of the Probate Court for Greenville County, S. C. in Apartment 521, File 23; and,

WHEREAS, the said Edwin McT. Meares and Ira C. Davis thereafter and on August 5, 1948, while said Edwin McT. Meares was laboring under said disability and incapacity, attempted to partition in kind a portion of said property as is shown by deed from Ira C. Davis to Edwin McT. Meares dated August 5, 1948 and recorded in the office of the R. M. C. for Greenville County in Deed Book 355, Page 18, and by deed from Edwin McT. Meares to Ira C. Davis, dated August 5, 1948, recorded in the Office of the R. M. C. for Greenville County in Deed Book 355, Page 185; and,

WHEREAS, The said Edwin McT. Meares was adjudged a person of sound mind and memory and capable of managing, conducting and controlling his own affairs and was discharged and relieved of the judgment of insanity previously rendered against him, by Order of Guy A. Gullick, Probate Judge for Greenville County, S. C., dated May 1, 1950; and,

WHEREAS, the parties hereto desire to ratify their acts in partitioning in kind the property hereinabove referred to and to remove any question of the title of either of the parties to the respective tracts by reason of the partition in kind of the same between the parties while the said Edwin McT. Meares was laboring under the disability or incapacity caused by his previous adjudication of insanity.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, That I, Edwin McT. Meares, in the State aforesaid, in consideration of the sum of One (\$1.00) and division of property to me paid by Ira C. Davis 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 Ira C. Davis, his heirs and assigns, all that piece, parcel or lot of land in Cleveland Township, County of Greenville, State of South Carolina being known and designated as Lot No. 14 of Section B of the property of River Falls Realty Co. located at River Falls, a plat of which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H Page 32 said lot having a frontage on Ellis Ridge Road of 70 feet and approximate depth of 220 feet.

This conveyance is made subject to the following conditions and restrictions which are subsequent and part of the consideration for this conveyance; The said property shall not be used for business purposes but shall be used for residential purposes for white people only (this is not to apply to servants) no hogs shall be kept on said property; and no sewage shall be emptied into any creeks or streams.

TOGETHER will 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 premises before mentioned unto the said Ira C. Davis, his heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Ira C. Davis, his heirs and assigns against me and my heirs and every