

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, Ira C. Davis in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and the division of property to me in hand paid at and before the sealing of these presents by Edwin McT. Meares (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 Edwin McT. Meares, his heirs and assigns, all that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, known and designated as Lot No. 15 of Section B of the Subdivision of D. B. Tripp's land at River Falls, as per plat made by W. A. Hester, Surveyor, July 2, 1926, recorded in R. M. C. Office for Greenville County in Plat Book H, Page 32, said lot having a frontage of 70 feet on Ellis Ridge Road, with a depth on one side of 205 feet and on the other side of 220 feet and being 70 feet wide in the rear.

This conveyance is made subject to the following conditions and restrictions, which are conditions subsequent, and a 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 not to apply to servants); no hogs shall be kept on said property; and no sewage shall be emptied into any creek or stream.

The above described land is the same conveyed to me by Mrs. Geraldine Cunningham on the 30th day of October, 1944, deed recorded in R. M. C. Office for Greenville County, S. C. in Book 268 Page 402.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or