

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Edwin McT. Meares and Ira C. Davis

.....in the State aforesaid,  
.....in consideration of the sum of  
ten and no/100 (\$10.00) Dollars, and other valuable considerations..... Dollars

to us.....in hand paid  
at and before the sealing of these presents by  
Pearle L. Abercrombie

(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  
Pearle L. Abercrombie

All that piece, parcel or lot of land in Saluda.....Township, Greenville County, State of South Carolina.

being a portion of Wildwood Park property about 23 miles north of the City of Greenville, and according to plat made by George A. Ellis, Surveyor, November 15, 1944, having the following metes and bounds, courses and distances:-

Beginning at an iron pin at extreme eastern corner of lot this day sold by the grantors to Rush H. Trammell, and running thence S. 38 E. 32 ft. to iron pin by Red Oak; thence N. 48 E. 185 ft. to iron pin by Ash; thence N. 38 W. 88 ft. to iron pin at base of Red Oak; thence S. 65 W. 137 ft. to iron pin by dead Chestnut Tree at corner of said Trammell lot; thence along line of said Trammell lot S. 22 E. 104 ft. to the point of beginning.

This being a portion of the property conveyed to the within grantors by J. B. Ricketts, as Trustee, by deed dated August 4, 1944, recorded in the Office of R. M. C. for Greenville County in Deed Book 266 at page 82.

The within conveyance is subject to the existing easements for the operation and maintenance of power lines, sewer lines and water lines with the right of entry for the purpose of operating, repairing and maintaining said power and water lines.

The within property is conveyed subject to the following restrictions:-

1. Said property shall not be sold to, used or occupied by persons of African descent, with the exception of use for servants quarters.
2. No hogs or cows shall be kept on said premises.
3. No use of said property shall be made which will constitute a nuisance or annoyance to other property owners in Wildwood Park.
4. No liquor shall be made or sold on said premises.
5. The grantee shall make a sanitary disposal of sewage refuse and shall not empty same into streams or creeks.
6. No building shall be erected on said premises costing less than fifteen hundred dollars, excepting however, servants quarters and garages.

The within grantors, their heirs or assigns, shall not be liable to the within grantee, her heirs or assigns, for any claim of damages resulting from the operation or maintenance of any roadways, swimming pool, parks or playgrounds or utilities within the Wildwood Park Area..

The grantors herein do hereby grant and convey unto the within grantee, her heirs or assigns, the right and privilege of using the road way now in existence from the property herein conveyed to the Old County road running through Wildwood Park, for the purpose of ingress and egress.

These restrictions are not intended as conditions subsequent, but for the protection of property owners in Wildwood Park, any of whom shall have the right for their protection to institute necessary proceedings to enjoin and enforce compliance with same.

The grantors agree to pay 1944 taxes.

State of South Carolina,  
County of Greenville.

I, Helen H. Owens, a Notary Public do hereby certify unto all whom it may concern that Mrs. Jennie C. Davis, the wife of the within named I. C. Davis, 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 the within named Pearle L. Abercrombie, her Heirs and Assigns, 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 17th day of November, 1944.  
Helen H. Owens L. S. Notary Public for S. C. Jennie C. Davis.