

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 dollars, (\$10.00) and other valuable consideration..... Dollars

to us.....in hand paid
at and before the sealing of these presents by.....
Rush H. Trammell

(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
Rush H. Trammell

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, S. C., according to plat and survey made by George A. Ellis, November 15, 1944, having the following metes and bounds, courses and distances:-

Beginning at an iron pin by Cherry Tree, which iron pin measures 72 feet in the direction S. 4 E. from established iron pin in elbow of Old County Road, running through Wildwood Park; and running thence N. 66 E. 28 ft. to iron pin; thence N. 61 E. 52 1/2 ft. to iron pin; thence N. 22 W. 104 ft. to iron pin by dead chestnut tree; thence S. 36 W. 52 ft. to iron pin; thence S. 40 W. 98 ft. to iron pin by stooping Oak; thence S. 41 E. 45 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, 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 or 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, his 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..

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 herein do hereby grant and convey unto the grantee, his heirs, 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.

The Grantors herein 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 Rush H. Trammell, his 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 17th day of November, 1944. Jennie C. Davis.
Helen H. Owens L. S. Notary Public for South Carolina.

Dower recorded November 21st, 1944 at 11:47 A. M. #12416 BY: E.G.