

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

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

.....in the State aforesaid,
.....in consideration of the sum of
twenty two hundred fifty and no/100 (\$2250.00) Dollars

to them in hand paid
at and before the sealing of these presents by.....

Mrs. Sara E. Hill

(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
Mrs. Sara E. Hill

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

known and designated as Lot #11 of Wildwood Park Subdivision as shown by plat of same made August 28, 1945 by G. A. Ellis Surveyor, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the East side of Old Greenville-Hendersonville Highway, corner of lot #12, and running thence along the East side of said Highway N. 24 1/2 W. 73 ft. to bend in said road; thence still along the east side of said road N. 25 E. 42 ft. to pin; thence N. 64 E. 114 ft. to iron pin; thence S. 79 E. 9 ft. to iron pin; thence S. 22 1/2 E. 123 ft. to stake; thence S. 71 W. 157 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 Greenville County R. M. C. Office in Deed Book 266 page 82.

The property herein conveyed is subject to the following restrictions:

Subject to the existing easements for operation and maintenance of power lines, sewer lines, water lines with the right of entry for the purpose of operating, repairing and maintaining said power or water lines.

Said property shall not be sold, used or occupied by persons of African descent with the exception of use for servants quarters.

No hogs or cows shall be kept on said premises.

No use of said property shall be made which would constitute a nuisance to or annoyance to other property owners in Wildwood Park.

No liquor shall be made or sold on said premises.

The Grantee shall make a sanitary disposal of sewerage refuse and shall not empty same into streams or creeks.

No building shall be erected on said premises costing less than \$1500.00, except 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 play grounds or utilities within Wildwood Park area.

These restrictions are not intended as conditions subsequent but for the protection of property owners of 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 roadway now in existence from the property herein conveyed to the Old County Road running through Wildwood Park, for the purpose of ingress and egress.

In case the present building shall be destroyed by fire, the Grantee agrees to replace same with a building of equal value and appearance.