

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

Greenville County.

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

in the State aforesaid.

in consideration of the sum of Three Hundred (\$300.00)

DOLLARS,

to us paid by T. S. Meetze and Guy Cloer

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 T. S. Meetze and Guy Cloer, their heirs and assigns

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

being known and designated as a part of Wildwood Park and having the following metes and bounds according to a plat thereof made by G. A. Ellis dated August 3, 1946;

BEGINNING at an iron pin on the Old Greenville and Hendersonville Highway 511 feet from the North East corner of a lot heretofore conveyed to John W. and Anna Gambrell and running thence along said lot N. 39 E. 100 feet to an iron pin; thence N. 42 1/2 W. 146 feet to a dogwood; thence S. 39 W. 100 feet to a point; thence S. 42 1/2 E. 146 feet to the beginning corner.

The within property is sold subject to the following restrictions:

1. Said property shall not be sold, 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 would constitute a nuisance or annoyance to other property owners in Wildwood Park.
4. No liquor shall be made or sold on said premises.
5. Grantees shall make a sanitary disposal of sewerage refuse and shall not empty same into creeks or streams.
6. It is a part of the consideration of this deed that the Grantees, their heirs and assigns or their agents, servants or employees shall not stop up, divert or impede in any way the flow of water in the stream which runs through the property herein conveyed.
7. No dwelling shall be constructed upon said property at a less cost of than Two Thousand (\$2000.00) Dollars.

The within grantors, their heirs or assigns, shall not be liable to the within grantee, roadways, swimming pool, parks or playgrounds 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 into institute necessary proceedings to enjoin and enforce compliance with same.