

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

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  
twelve hundred & no/100 (\$1200.00) Dollars

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

Alfred Knight and Inez Knight

(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  
Alfred Knight and Inez Knight

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

Beginning at an iron pin on the North side of a driveway running through Wildwood Park, which iron pin measures 73 ft. more or less, S. 73 W. from Cherry Tree at Southwest corner of lot sold to Rush Trammell; running thence N. 39 W. 200 ft., more or less to iron pin and stone; thence S. 36 1/2 W. 80 ft. to iron pin; thence S. 41 1/2 E. 175 ft. more or less to iron pin on north side of said driveway; thence with said side of said driveway N. 53 1/2 E. 80 ft. to the point of beginning.

Said property being designated as Lot #9 of Wildwood Park as per plat made by G. A. Ellis, June 20th, 1945.

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 R. M. C. Office for Greenville County in Deed Book 266 page 82.

The within conveyance is subject to the existing easements for 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 water lines and power 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 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. 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 \$1500.00, except however, servants quarters and garages.

The Grantors, their heirs or assigns shall not be liable to the 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 the 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.