

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 and Ira C. Davis

in the State aforesaid,  
in consideration of the sum of  
ten dollars and other valuable considerations Dollars

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

(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  
F. G. Ellison

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

designated as lot #3 of Wildwood Park Subdivision as shown by plat of G. A. Ellis, March 2, 1945,  
recorded in the R. M. C. Office for Greenville County in Plat Book 10 page 161, and ac-  
cording to said plat, more particularly described as follows:

BEGINNING at an iron pin on the East side of the Old Greenville-Hendersonville Highway, corner of lot #4 shown on said plat and running thence along line of lot #4, S.73 E. 180 ft. to iron pin on Highway; thence along said Highway N. 16 E. 126 ft. to iron pin; thence N. 77 W. 180 ft. to iron pin on the east side of Old Greenville-Hendersonville Highway; thence along said Highway S. 13 W. 117½ Ft. to the 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 R. M. C. Office for Greenville County in Deed Book 266 page 82.

The property herein conveyed is sold subject to the following restrictions:

1. 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 power or water lines.

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

3. No hogs or cows shall be kept on said premises.

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

5. No liquor shall be made or sold on said premises.

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

7. No building shall be erected on said premises costing less than \$1500.00 except however, servants quarters and garages.

8. The within grantors, their heirs or assigns shall not be liable to the within grantee, his heirs or assigns for any claim of damage resulting from the operation or maintenance of any roadways, swimming pools, parks or play grounds or utilities within Wildwood Park.

9. These restrictions are not intended as conditions subsequent but for 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.

10. 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 Country Road running through Wildwood park for the purpose of ingress and egress.