

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Geraldine M. Cunningham

.....in the State aforesaid,
.....in consideration of the sum of
One Hundred Seventy-Five and no/100 Dollars

to mein hand paid
at and before the sealing of these presents by

Ira C. Davis and Edwin McT. Meares

(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
Ira C. Davis and Edwin McT. Meares, their heirs and assigns:

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina.
designated as tract #4 as shown by survey made by George M. Ellis, March 2, 1945 and according
to said Plat, more particularly described as follows:

Beginning at a stake on the east side of the Old Hendersonville-Greenville Highway, this
the Western-most Old Highway, running through the Wildwood Park sub-division, corner of tract #3
shown on said survey, and running thence along line of tract #3, S. 73 E. 180 feet to stake on
the west side of Old Hendersonville-Greenville Highway, this the Eastern-most Old Highway; and
running thence along the West side of Old Highway S. 16 W. 78 feet to iron pin; thence S. 79 3/4
W. 200 feet to iron pin on the East side of Old Hendersonville-Greenville Highway first above
mentioned; thence along the East side of said Highway N. 12 1/2 E. 156 feet to the point of beginning.

This being the same lot of land conveyed to me by Ira C. Davis and Edwin McT. Meares by
their deed dated the 30th day of April, 1945, and recorded in the R. M. C. Office for Greenville
County in Deed Book 275, page 123.

The within conveyance is made 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 and water lines.

The property herein conveyed is 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 servant's quarters.
2. That no hogs or cows shall be kept on said premises.
3. No use of said property shall be made which will constitute a nuisance of 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, servant's quarters and garages.

The within Grantor, her heirs and assigns, shall not be liable to the within grantees,
their heirs or assigns, for any claim of damages resulting from the operation or maintenance of
any roadway, swimming pool, parks or play grounds or utilities within the Wildwood Park Area.

The Grantor herein does hereby grant and convey unto the grantees, their 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.

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.