

TITLE TO REAL ESTATE

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  
ten dollars and other valuable considerations, Dollars

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

Edgar S. Burry & Ellen H. Burry

(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

Edgar S. Burry & Ellen H. Burry

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

known and designated as Lot #6 of Wildwood Park Sub-division, as shown by plat of same made by G. W. Ellis, recorded in the Greenville County R. M. C. Office in Plat Book O page 161, and according to said plat more particularly described as follows:

Beginning at a stake on Old Greenville-Hendersonville Highway, corner of lot #5 shown on said plat, and running thence along line of lot #5, S. 81 E. 150 ft. to Holly; thence N. 12 E. 110 ft. to iron pin; thence S. 81 W. 150 ft. to iron pin on east side of Old Greenville-Hendersonville Highway; thence along the east side of said Highway S. 17 1/2 W. 90 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:

1. The within conveyance is 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.
2. Said property shall not be sold, used or occupied by to 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 of said property shall be made which would constitute a nuisance or annoyance to other property owners in Wildwood Park.
5. The Grantee shall make a sanitary disposal of sewerage refuse and shall not empty same into streams or creeks.
6. No liquor shall be made or sold on said premises.
7. No building shall be erected on said premises costing less than \$1500.00 except however, servants quarters and garages.
8. In case the present building shall be destroyed by fire the grantee agrees to replace same with a building of equal value and appearance.

The within grantors, their heirs or assigns shall be 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.

The Grantors 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.

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.