

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
two thousand and no/100, (\$2,000.00) Dollars

to usin hand paid
at and before the sealing of these presents by
Sue C. Ashmore & Russell C. Ashmore

(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

Sue C. Ashmore & Russell C. Ashmore

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, on the East side of the Old Greenville-Hendersonville Highway, designated as lot #12 of Wildwood Park Sub-division as shown by plat made by G. A. Ellis, Surveyor, August 28, 1945, recorded in the Greenville County R. M. C. Office in Plat Book B, page 31 and according to said plat, more particularly described as follows:

Beginning at an iron pin on the East side of said Old Greenville-Hendersonville Highway, corner of lot #11 shown on said plat, and running thence along the east side of said Old Highway S. 18 E. 171 feet to iron pin; thence N. 62½ E. 100 ft. to iron pin; thence N. 3 W. 172 ft. to iron pin; thence S. 71 W. 157 ft. to the point of beginning.

This being a portion of the property conveyed to the within grantors by J. B. Ricketts, Trustee, by deed dated August 4, 1944, recorded in the R. M. C. Office for Greenville County in Deed Book 266 at 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 power or water lines.

The within property is also conveyed 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. 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 & garages.
7. The within grantors, their heirs or assigns shall not 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.
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.
9. (Marked out)

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.