

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Ira C. Davis & Edwin McT. Meares

in the State aforesaid

in consideration of the sum of Three Thousand Two Hundred Fifty (\$3250.00)

DOLLARS,

to us paid by Mary Gregory Dean

in the State aforesaid, (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 Mary Gregory Dean, her heirs and assigns

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

being known and designated as a part of Wildwood Park, and having the following metes and bounds to wit:

BEGINNING at an iron pin, being the South East corner of lot conveyed by the grantors herein, to Geraldine M. Cunningham, being Lot No. 4, and the same property as shown on a plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book O, at page 161, and running thence S. 37 E. 60 feet to an iron pin at chestnut oak; thence S. 21 W. 86 feet to an iron pin and chestnut oak; thence S. 53 W. 100 feet to iron pin; thence S. 86 W. 115 feet to center line of old Andersonville-Ashville Highway; thence N. 4 W. 170 feet with said Highway to line of Geraldine M. Cunningham; thence N. 79 3/4 E. 200 feet to Cunningham line to the beginning corner.

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 sold 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 sewerage refuse and shall not empty same into creeks or streams.

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.

These restrictions are not intended as conditions subsequent but form the protection of property owners of Wildwood Park, any of whom shall have the right for their protection to institute necessary proceedings to enjoin any enforce compliance with same.

The Grantors herein do hereby grant and convey unto the grantee, her 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.