

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

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

in consideration of the sum of Two Thousand Five Hundred (\$2500.00) in the State aforesaid

to us paid by Benjamin T. Burry

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 Benjamin T. Burry, his heirs and assigns

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

described as Lot No. 13 of Wildwood Park, as shown on a plat made by G. A. Ellis, dated August 28, 1945, and having the following metes and bounds, to-wit: (B-31)

Beginning at an iron pin on the old Greenville-Hendersonville Highway and running thence N. 26 E. along said highway 126 feet to an iron pin; thence N. 35 W. 113 feet to an iron pin on the northeast corner Abercrombie lot; thence S. 49 1/2 W. 154 feet to a red oak, corner of Lot No. 11; thence S. 22 1/2 E. along the line of Lot No. 11 101 feet to an iron pin by poplar; thence S. 88 1/2 E. 80 feet to 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 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.

The grantors agreed to pay taxes for 1946.