

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 and Ira C. Davis

in the State aforesaid.
in consideration of the sum of Three Hundred (\$300.00) DOLLARS,

to us paid by Tom S. Bruce

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 Tom S. Bruce, his 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 adjoining property now owned by Tom S. Bruce and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Old Greenville and Hendersonville Highway at the corner of the property now owned by Tom S. Bruce and running thence along said Highway N. 16 E. 216 feet and 4 inches to an iron pin; thence still along said Highway S. 19 E. 223 feet to an iron pin at corner of Bruce property; thence N. 79 W. 158 feet along Bruce line to the beginning corner.

It is understood and agreed that the buildings now on the property herein conveyed do not become the property of the Grantee but remain the property of the Grantors. As a part of the consideration for this deed it is agreed that the said Grantors shall have the right to remove said buildings at any time within one year from the date of this deed.

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 Grantees shall make a sanitary disposal of sewerage refuse and shall not empty same into creeks or streams.
6. It is a part of the consideration for this deed that said property herein conveyed shall be used for residential purposes only and that no business or commercial undertaking of any kind or nature whatsoever shall ever be permitted thereon.

The within Grantors, their heirs or assigns, shall not be liable to the within Grantee, in connection with the operation or maintenance of the roadways, swimming pool, parks or playgrounds 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.