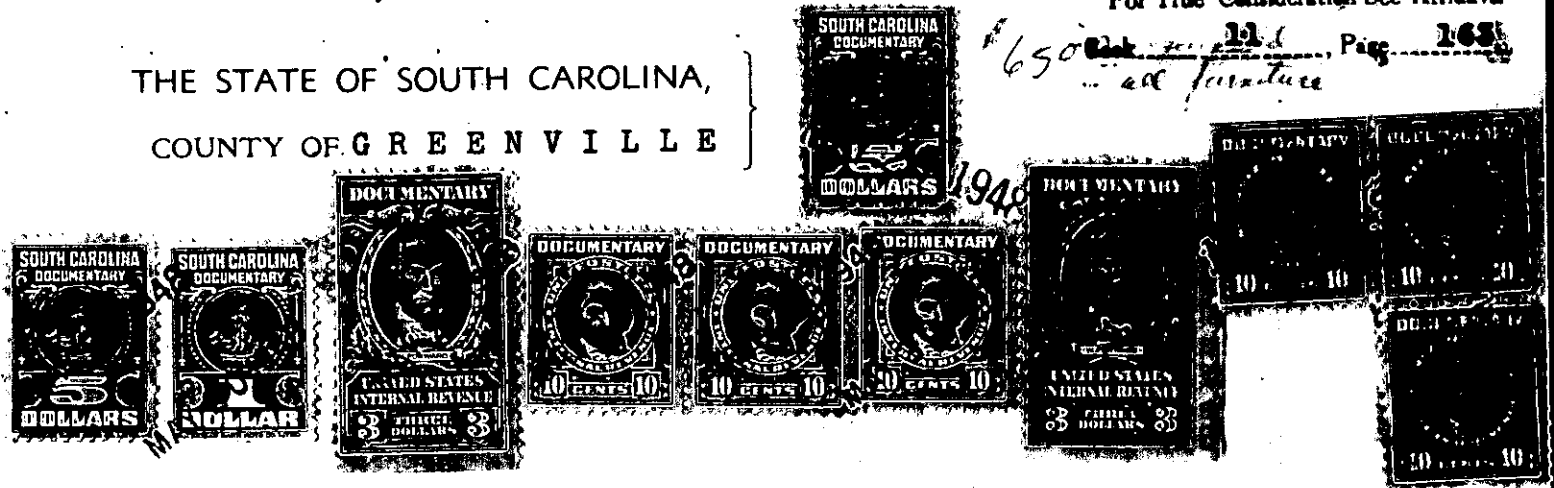
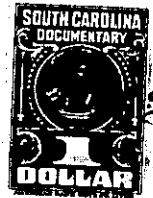


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS. That I, Pearl L. Abercrombie, of the County of Greenville, in the State aforesaid, in consideration of the sum of Fifty Eight Hundred *P.L.A.* (\$5800.00) Dollars to me in hand paid at and before the sealing of these presents by Paul J. Bogan (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 Paul J. Bogan, his heirs and assigns,

all that piece, parcel or lot of land in Saluda Township, Greenville



County, State of South Carolina, being a portion of Wildwood Park property, about 23 miles north of the City of Greenville, and according to plat made by George A. Ellis, Surveyor, November 15, 1944, having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at extreme eastern corner of lot now or formerly owned by Rush H. Trammell, and running thence S. 38 E. 32 feet to iron pin by Red Oak; thence N. 48 E. 185 feet to iron pin by Ash; thence N. 38 W. 88 feet to iron pin at base of Red Oak; thence S. 65 W. 137 feet to iron pin by dead Chestnut tree at corner of said Trammell lot; thence along line of said Trammell lot, S. 22 E. 104 feet to the point of beginning.

The within conveyance is subject to the existing easements for the 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 and water lines.

The within property is conveyed subject to the following restrictions:-

1. Said property shall not be sold to, 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 will 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 Fifteen Hundred (\$1500.00) Dollars, excepting, however, servants' quarters and garages.

The within grantor, ^{his} her 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 playgrounds or utilities within the Wildwood Park area.

The grantor herein does hereby grant and convey unto the within named grantee, his heirs and assigns, 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.