

The State of South Carolina,

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, That We, Alvin C. and Ann T. Pearson

in the State aforesaid, in consideration of the sum of \$2100.00

Twenty-one Hundred and No/100----- Dollars

to us----- in hand paid at and before the sealing of these presents

by Clayton Shirley Klugh-----

(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 Clayton Shirley Klugh-----

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 being shown by a plat made by G. A. Ellis, Surveyor, dated April 23, 1946, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin 207 feet N. 73 W. from an iron pin on the old Hendersonville-Ashville Road, at corner of property of Tom Bruce, and running thence S. 8 W. 90 feet to a persimmon tree; thence N. 85 W. 100 feet to a persimmon tree; thence N. 7 E. 105 feet to a chestnut oak; thence S. 74 E. 100 feet to an iron pin, 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, her heirs or assigns for any claim of damages resulting from the operation or maintenance of any roadways, swimming pool, park or playgrounds or utilities within Wildwood Park Area.

(Continued)