

TITLE TO REAL ESTATE

LEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

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

.....in the State aforesaid,
.....in consideration of the sum of
seventeen hundred fifty & no/100 (\$1750.00) Dollars

to usin hand paid
at and before the sealing of these presents by

Geraldine M. Cunningham

(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
Geraldine M. Cunningham

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

designated as tract #4 as shown by survey made by George M. Ellis, March 2, 1945, and according to said plat, more particularly described as follows: (Plat Ex D-161 q.w)

Beginning at a stake on the east side of Old Hendersonville-Greenville Highway, this the Western-most Old highway, running through the Wild Wood Park sub-division, corner of tract #3 shown on said survey, and running thence along line of tract #3, S. 73 E. 180 ft. to stake on the west side of Old Hendersonville-Greenville Highway, this the Eastern-most Old Highway; and running thence along the West side of Old Highway S. 16 W. 78 ft. to iron pin; thence S. 79 3/4 W. 200 ft. to iron pin on the East side of Old Hendersonville-Greenville Highway first above mentioned; thence along the East side of said Highway N. 12 1/2 E. 156 ft. to the point of beginning.

This being a portion of the property conveyed to the within grantors by J. B. Ricketts, Trustee, by deed recorded in the Greenville County R. M. C. Office in Deed Book 266 page 82.

The within conveyance is made 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 property herein conveyed is 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. That no hogs or cows shall be kept on said premises.
3. No use of said property shall be made which will constitute a nuisance of 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 dollars, excepting however, servants quarters and garages.

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 roadway, swimming pool, parks or play grounds or utilities within the Wildwood Park Area.

The Grantors herein do hereby grand and convey unto the grantee, his heirs, the right and privilege of using the road way now in existence from the property herein conveyed to the Old County Road running through Wildwood Park for the purpose of ingress and egress.

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

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY.

I, Paige Charles, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Jennie C. Davis, the wife of the within named Ira C. Davis did this day appear before me and upon being privately and separately examined by me, did declare that she does freely,

voluntarily and without any compulsion, dread or fear or any person or persons whomsoever, renounce, release and forever relinquish unto the within named Geraldine M. Cunningham, her heirs and assigns, all her interest and estate and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.
Given under my hand and seal this 30th day of April, 1945. Jennie C. Davis
Paige Charles L. S. Notary Public for S. C. Dower recorded May 3rd, 1945 at 4:57 P.M. #5212

