TITLE TO REAL ESTATE

KEYS 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 two thousand, two hundred and fifty and no/100, ($2,250.00) - - - - - - - - - - - - - Dollars to us in hand paid at and before the sealing of these presents by Genevieve S. Snead (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 Genevieve S. Snead

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, known and designated as lot #7 of Wildwood Park Sub-division, as shown by plat of same made by W. A. Ellis Surveyor, recorded in the Greenville County R. M. C. Office in Plat Book O, page 161, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the West side of Old Greenville Hendersonville Highway, corner of lot #8 shown on said plat and running thence along line of lot #8 N. 83 W. 150 ft. to small poplar; thence N. 9 E. 105 ft. to poplar; thence N. 79½ E. 122 ft. to stake on west side of Old Greenville-Hendersonville Highway; thence along the west side of said Old Greenville-Hendersonville Highway, S. 8 E. 151 ft. to the point of beginning.

This being a portion of the property conveyed to the within grantors by J. B. Ricketts, as Trustee, by deed dated August 4th, 1945 recorded in the R. M. C. Office for Greenville County in Deed Book 266, page 82.

The property here in conveyed is subject to the following restrictions,

The within conveyance is made subject to the existing easements for operation and maintenence 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.

Said property shall not be sold, used or occupied by to persons of African descent with the exception of use for servants quarters.

No hogs or cows shall be kept on said premises.

No liquor shall be made or sold on said premises.

No use of said property shall be made which would constitute a nuisance or annoyance to other property owners in Wildwood Park.

The Grantee shall made a sanitary disposal of sewerage refuse and shall not empty same into streams or creeks.

No building shall be erected on said premises costing less than $1500.00 except, however, servants quarters and garages.

In case the present building is destroyed by fire, the grantee agrees to replace same with a building of equal value and appearance.

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 maintenence of any roadways, swimming pool, parks or play grounds or utilities within Wildwood Park Area.