

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Janie M. Hammond

.....in the State aforesaid,  
.....in consideration of the sum of  
\$2000.00 -- Two Thousand and no/100 Dollars

to me.....in hand paid  
at and before the sealing of these presents by  
Wilton P. Trussell

(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  
Wilton P. Trussell

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina,  
known as Lot #10 of Wildwood Park subdivision as shown by plat recorded in the Greenville County  
R. M. C. Office in Plat Book B, page 41, made by G. A. Ellis, June 1945, and according to said  
plat, more particularly described as follows:

Beginning at an iron pin on west side of Old Greenville-Hendersonville Highway, which  
iron pin measures 1295 feet, from the southern corner of Lot #8 measured along the road, and  
running thence along said road S. 6 W. 200 feet to iron pin; thence S. 85 W. 100 feet to iron  
pin; thence N. 80 1/2 W. 100 feet to locust; thence N. 63 E. 200 feet to iron pin; thence S. 86 E.  
200 feet to the point of beginning.

The property herein conveyed is subject to the following restrictions:

The within conveyance is subject to the existing easements for operation and main-  
tenance 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 persons of African descent with  
the exception of use for servants quarters.

No hogs or cows shall be kept 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.

No liquor shall be made or sold on said premises.

The grantee shall make 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.

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, parks or play grounds 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.

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