

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 and Ira C. Davis

.....in the State aforesaid,  
.....in consideration of the sum of  
One dollar (\$1.00) and exchange of property Dollars

to us .....in hand paid  
at and before the sealing of these presents by  
Tom S. Bruce

(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  
Tom S. Bruce

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

known and designated as Lot #2 of Wildwood Park according to plat of same recorded in the R.M.C. Office for Greenville County in Plat Book 0, at page 161, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the East side of Old Greenville-Hendersonville Highway, corner of lot #3 shown on said plat, and running thence along line of lot #3, S. 77 E. 180 ft. to iron pin on west side of Old Road; thence with west side of Old Road N. 20 W. 126 ft. to iron pin, corner of Lot #1, shown on said plat; thence along line of lot #1 N. 79 W. 158 ft. to iron pin on East side of Old Greenville-Hendersonville Highway; thence along said old Highway S. 13 W. 106 ft. to the point of beginning.

This being a portion of the property conveyed to the within grantors by J. B. Rickets, Trustee, by deed dated August 4, 1944, recorded in the R. M. C. Office for Greenville County in Deed Book 266 at page 82.

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 property is conveyed also subject to the following restrictions:

1. Said property shall not be sold, used or occupied by to persons of African descent with the exception of use for servant quarters.
2. No hogs or cows shall be kept on said premises.
3. No used of said property shall be made which would constitute a nuisance or annoyance to other property owners in Wildwood Park.
4. No lequor 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 streams or creeks.
6. No building shall be erected on said premises costing less than \$1500.00 except however, servants quarters and garages.

The within grantors, herein, 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 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 of same.

The Grantors herein do hereby grant and convey unto the grantee, his heirs, 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.

State of South Carolina  
County of Greenville.

I, W. B. McGowan, a Notary Public do hereby certify unto all whom it may concern that Mrs. Sophie B. Meares, the wife of the within named Edwin McT. Meares, 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 of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Tom S. Bruce, His 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 at Greenville, S.C. this 16 day of July, 1945. Sophie B. Meares.  
W. B. McGowan L. S. Notary Public for S.C.

Extra Dower recorded July 18th, 1945 at 12:07 P.M. #8263