

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, Mabel E. Hadden

in the State aforesaid,
in consideration of the sum of
Eighteen Hundred (\$1800.00), Dollars

to me in hand paid
at and before the sealing of these presents by Alvin C. and Ann T. Pearson

(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
Alvin C. and Ann T. Pearson

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 1/2 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 Grantees shall make a sanitary disposal of sewerage refuse and shall not empty same into creeks or streams.

The within grantor, her heirs or assigns shall not be liable to the within grantees,
their 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.

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.

The grantor herein does hereby grant and convey unto the grantees, their 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.