

Book "F", at page 154, said lot having such metes and bounds as shown on said plat.

Said property is conveyed subject to the following restrictions and conditions:

No house to be erected for less than \$2,500.00 on any one lot; distance of porch to dwelling or dwellings erected on Haviland Avenue from sidewalk to be seventeen feet.

Distance of porch to dwelling or dwellings erected on Hillside Avenue to be twenty feet from sidewalk.

No mercantile building, cold drink stand, public garage or public building other than office, school or church building to be erected on the above described premises.

No private garage to be erected within 35 feet from Haviland and Hillside Avenues.

The said premises shall not for a period of ninety years from October 12, 1923, be occupied, rented, leased or in any manner used for Greeks or colored persons or persons other than for investment and investment applies to Greeks only, except that one servant house for each residence erected on the premises herein described may be occupied by one colored person or persons as the owner of said premises may desire.

It is expressly understood that a violation of said restrictions and conditions shall not cause said property to revert to the grantor herein nor in any manner constitute a forfeiture of said property, but shall merely give to the grantor, her heirs and assigns, the right to prosecute an action for damages suffered as a result of said breach or violation or the right to seek injunctive relief against said violation.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Edward Sutton Thomas, Jr., his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of March, 1951.

SIGNED, SEALED AND DELIVERED
in the presence of:

Edith L. Southern
John C. Mann

Marion Hunt Gilles (SEAL)