

## TITLE TO REAL ESTATE

FIRST: That the property hereby conveyed, or any part thereof, is not to be sold, rented, leased or otherwise disposed of to any person of African descent.

SECOND: That the property hereby conveyed, is to be used for residential purposes only for a period of Twenty-one years after December 1, 1946, but this shall not be taken to prevent the grantor herein from designating certain lots of this development or any future addition thereto for business purposes or for other purposes desirable in the opinion of grantor, in promoting said development, the right to do so being hereby expressly reserved by grantor.

THIRD: That no use shall be made of any lot which, in the opinion of the grantor herein, will constitute a nuisance, or prove in any way noxious or offensive to the neighboring inhabitants, or injure the vale of neighboring lots.

FOURTH: That no dwelling house shall be built on the above described lot to cost less than Two Thousand (\$2,000.00) Dollars: that no residence, garage or other outbuilding whatsoever shall be erected on said lot, until and unless the plans and specifications thereto have been submitted to and approved in writing by the grantor herein, or its successors. That no building of any kind shall be erected upon said lot nearer than five feet to either side line or rear line of said lot.

FIFTH: That not more than one residence shall be erected on each lot or parcel as shown by said Plat, PROVIDED, HOWEVER, that in addition to one residence, there may be erected a garage and servant's quarters, (the plans for which are to be first approved as hereinabove provided); in keeping with the premises, and residence built thereon, of slight appearance and appropriate location, and not nearer than five feet to any side or back line of any adjoining lot not owned by the owner of the land hereinabove described.

SIXTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water pipes, electric conducts or pipes, telegraph, telephone and electric light poles, and any other such public utilities, on or in any of the roadways, streets or alleys bordering said property, with connecting links for the same along the back and side lines of the lot above described, and to grade, surface and repair the said roadway, streets and alleys, without compensation to any lot owner for any damage sustained thereby.

SEVENTH: That no surface closet or other unsanitary device for the disposal of sewerage shall ever be installed or maintained on the lot herein conveyed, but the grantee covenants and agrees to construct at his or her own expense, prior to the occupancy of any residence on said lot, a septic tank in accordance with plans and specifications approved in writing by the grantor, and of such size and dimensions as are approved by the Department of Health of South Carolina.

IN WITNESS WHEREOF, the said Lanier Realty Company has caused these presents to be signed by its duly authorized officer, and its corporate seal to be thereto affixed, this 21st day of February in the year of our Lord One Thousand Nine Hundred and Forty-seven and in the One Hundred and seventieth year of the Independence of the United States of America.

Signed, Sealed and Delivered

in the presence of:

Ruth B. Jackson

J. H. Wachter

LANIER REALTY COMPANY

BY: A. J. Hobbs,

President.

(SEAL)

