

And the said Lanier Realty Company does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Julian Calhoun, his heirs and assigns, against itself and its successors and all persons lawfully claiming, or to claim the same, or any part thereof.

This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first of which the title shall immediately revert to the grantor, its successors or assigns, except as against lien creditors, to-wit:

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 decent.

SECOND: 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 value of neighboring lots.

THIRD: That no building of any kind shall be erected upon said lots nearer than five feet to either side or rear line of said lots.

FOURTH: 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 in keeping with the premises, and residence built thereon, of slighty 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.