

3. That no building shall be erected nearer the front line of said lot than 30 feet, nor nearer than 10 feet from either side line or nearer than 5 feet from the rear line of said lot.

4. That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.

5. That no surface closet nor cess pool shall ever be maintained on said land but only septic tanks or other sanitary sewerage.

6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

This is the same lot of land conveyed to the grantor herein by The First National Bank of Greenville, S. C. as Administrator, etc. by deed dated the 6th day of July, 1945 and recorded in the I. ... C. Office for Greenville County in deed volume 281 at page 25.

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 premises before mentioned unto the said Andrew J. Ballard, Jr., his

heirs and assigns forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Andrew J. Ballard, Jr., his

heirs and assigns against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 13th day of March in the year of our Lord one thousand nine hundred and forty eight

Signed, Sealed and Delivered in the Presence of

Oliver S. Syme
Bennett A. Bet

C. H. Leager (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)