

on any of said lots which shall cost, exclusive of lot, less than \$7500.00.

7. No residential structure shall be erected or placed on any lot which has an area of less than 7,000 square feet, or a width of less than 60 feet at the front building setback line.

8. No coal, coke or other mineral products, except oil or gas, shall be used on said premises unless there is attached thereto and used as a part thereof an automatic fuel feeding device. Furthermore, if coal, coke or any other mineral product is used other than oil or gas, the same shall be so used as to conform to the Smoke Abatement Ordinance of the City of Greenville, South Carolina.

9. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

10. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

11. The ground floor area of the main structure, exclusive of one-story open porches or garages, shall not be less than 700 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.

12. No lot shall be subdivided or re-cut so as to face in any direction other than is shown on the plat above referred to.

13. The right is reserved to pay and place or authorize the laying and placing of sewer, gas and water pipes, telegraph, telephone and electric light poles on or in any of the streets, shown on said recorded plat without compensation or consent of any lot owner, and where necessary an easement is reserved across the rear 5 feet of each lot for utility installation and maintenance.

14. Privilege is granted to purchasers of lots to make one connection with the water line on said streets for the use of each lot purchased at the purchaser's own expense.

15. No persons of any race other than white race shall use