

31, 32, 33, 34, 35, 36, 37, 57, 58 and 59. But no more than one such duplex dwelling may be erected on a lot and no other structure shall be erected or placed thereon except private garages and other buildings incidental to residential use.

(3) No building shall be located nearer to the front lot line than the building set back line shown on the plat above mentioned and no building shall be located nearer to the side lines than permitted by the building code of the City of Greenville.

(4) No dwelling costing less than \$3500.00 shall be permitted on any lot in said tract of land. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 500 square feet in the case of a one-story dwelling, nor shall said ground floor area, exclusive of porches and garages, be less than 400 square feet in the case of a one and a half, two or two and a half story dwelling. The word "dwelling" as used in this covenant shall be construed as including both single family and duplex dwellings but shall not be construed as including a building for religious worship.

(5) An easement is reserved over the rear five feet of each lot for the use of poles, wires, sewers and other public utilities.

(6) No trailer, basement, tent, shack, garage, barn or other outbuilding erected or placed on any lot within said subdivision shall at any time be used for a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(7) No noxious or offensive trade or activity shall be

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