

It is understood and agreed that this conveyance is made subject to the same restrictions set forth in the deed of S. Slater & Sons, Inc. to Howard Franklin Wyatt dated October 1, 1940, and recorded in the R. M. C. Office for Greenville County in Deed Book 227, at page 1, said restrictions being uniform and appearing in the deeds conveying all the lots of the Slater Manufacturing Company Village of which the within described lot is a part.

This conveyance is also made subject to the following further restrictions:

(1) The property hereby conveyed shall be used for residential purposes only and not more than one single family dwelling shall be erected on any one of the lots shown on the plat hereinabove referred to; provided, however, that this restriction shall not prevent the erection of a private garage for not more than two cars for use in connection with said single family dwelling.

(2) No livestock shall be kept, penned, or stabled upon the property hereby conveyed.

(3) The residence to be erected upon the lot above described shall have at least one bathroom and a minimum ground floor area of 1,200 square feet, exclusive of open porches and garage; said residence shall at least equal the quality of construction of other dwellings located upon the property shown on a plat entitled "Plat of Village, S. Slater & Sons, Slater, S. C." made by J. E. Sirrine & Co., July 10, 1940, and recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 63, 64 and 65.

(4) No part of any building erected upon the above described lot shall be nearer than 50 feet from the front (street side) line of said lot and no residence erected thereon shall be nearer than 10 feet from any side lot line.

(5) No surface closet shall ever be constructed or used upon the property hereby conveyed and, until sanitary sewer facilities are available to said property, all sewerage disposal shall be by septic tank meeting the requirements of the State Board of Health; when sanitary sewer facilities become available to said property, all sewerage from the premises shall be emptied into said sanitary sewer lines.

These restrictions are imposed for the benefit of the grantor herein, its successors and assigns, and for the benefit of all others owning real property in what is commonly known as the "Slater Manufacturing Company Village" and may be enforced by proceedings at law or in equity brought by any of such parties to restrain the violation thereof or to recover damages or other dues for such violation.

In accepting this conveyance, the grantees herein agree for themselves and their heirs and assigns to complete upon the above described lot, within one year from the date hereof, a residence which shall comply with the restrictions herein set forth and the grantor reserves to itself, its successors and assigns, the option to repurchase said property upon the failure of the grantees, their heirs and assigns, to complete said residence within said time for the same consideration paid to it by the grantees herein plus the reasonable market value of improvements placed upon said property by the grantees, their heirs and assigns; provided, however, that the option herein reserved must be exercised by the grantor, its successors and assigns, within thirty days after the end of one year from the date hereof by the giving of written notice to the then record owner of said premises of an intention to repurchase said property.

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 grantee(s) hereinabove named, and their Heirs and Assigns forever.