

The Grantor owns additional property adjoining the above lot and this property is being sold subject to the building restrictions set forth below, which were considered in fixing the purchase price, and the same shall be binding on the grantee, her heirs and assigns forever. These restrictions are as follows:

1. That the said property shall be used exclusively for residential purposes.

2. That no use shall be made of said property which would constitute a nuisance to the adjoining property owners.

3. That this property shall not be sold, rented or otherwise disposed of to persons partly or wholly of African descent. This shall not exclude domestic servants living on the premises.

4. That no surface closet or cess pool shall ever be maintained on the said property but only septic tanks or other sanitary sewerage.