

Greer Drive-In Theater. This and all other subsequent conveyances shall be subject to the releases heretofore executed concerning this property, and binding upon all subsequent grantors and grantees.

The above lots are conveyed subject to the following building restrictions which shall be construed as covenants running with the land and shall inure to the benefit of the grantor, the grantee and other persons owning property within the vicinity thereof and shall be considered further as a portion of the consideration herein:

- (1) That said lots shall be used for residential purposes only and no dwelling shall be constructed thereon for the use of more than two families;
- (2) No dwelling shall be constructed thereon having an area, exclusive of open porches, garages and carports of less than 750 square feet.
- (3) No tourist courts, trailer camps, tents, or any other structure of a temporary nature shall be used as a residence upon the lots described herein nor shall there be any use made of such lots as would constitute a nuisance.
- (4) Sewage disposal shall be by septic tank as approved by competent health authorities or by municipal sewage disposal system.

The above described land is _____ the same conveyed to me by _____
 on the _____ day of _____
 19 _____ deed recorded in office of Register of Mesne Conveyance for
 Greenville County, in Book _____ Page _____

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 J. H. Sitton, J. H. Sitton, Jr. and Mary Ellen Yeargin, their 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 J. H. Sitton, J. H. Sitton, Jr. and Mary Ellen Yeargin, their

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 Hand and Seal this 16th day of January in the year of our Lord one thousand nine hundred and ~~forty~~ fifty-six.

Signed, Sealed and Delivered in the Presence of

_____ }
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 _____ }
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J. B. Lancaster (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)