The grantor (or its predecessors in title) has granted unto Duke Power Company, Slater Water, Sewer and Light District, City of Greenville, S. C., to one or more of them and/or to others all water and sewer pipe lines (other than house lines), electric light and power lines, including all pipe (other than house water and sewer lines), valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment used in connection with or forming a part of the water, fire protection, electric light and power distribution and sewerage systems of the Slater Manufacturing Company Village in which the above described lot is located, together with rights of way and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement, construction, relocation, and operation of the lines and systems aforesaid and of certain other water, sewer, electric and power lines constructed or to be constructed, and to relocate certain of such lines so as to run them in or along the streets and alleyways located in the Slater Manufacturing Company Village, and to operate and maintain the lines as so relocated, all as will more fully appear by reference to the records in the R. M. C. Office for Greenville County, S. C.

There is excepted and excluded from this conveyance so much of the personal property above mentioned as may be located upon the lot above described. This conveyance is made subject to the rights of way and easements above mentioned and to any shown on the plat(s) referred to hereinabove insofar as they may affect said lot.

Said property is also conveyed subject to the following restrictions:

1. Said property shall be used for residential purposes only, and no structures shall be erected or allowed to remain on said property except one detached single family dwelling not exceeding two stories and an attic in height and a one or two car garage, which may include quarters for servants.

2. Said property shall not be divided or subdivided or used in connection with any property nor shall any street be laid out or opened across or through said property, except with the written consent of J. P. Stevens & Co., Inc. or its successors.

3. No dwelling shall be erected or allowed to remain on said property if the ground floor area exclusive of open porches and garages shall be less than 1400 square feet.

4. No building shall be erected or allowed to remain on said property unless the plans and specifications therefore have been approved in writing by J. P. Stevens & Co., Inc. or its successors.

5. No building shall be erected or allowed to remain on said property within 50 feet of the property lines of the street abutting the front of said property or within 10 feet of any side line of said property.

6. No surface closet shall be constructed or used upon said property and, until sanitary sewer facilities are available to said property, all sewerage disposal shall be by septic tank meeting with the requirements of the State Board of Health. When sanitary sewer facilities are available to said property, all sewerage from said property shall be emptied into the sanitary sewer lines.

7. No residence of a temporary character shall be erected or allowed to remain on said property, and no trailer, basement, tent, shack, garage, barn or other outbuildings erected on said property shall be used as a residence either permanently or temporarily.

8. No fence exceeding four feet in height may be erected or allowed to remain on said property nearer to any street upon which the same fronts than the building lines herein provided for; and no bill boards or signs shall be erected or allowed to remain on said property except "For Sale" and "For Rent" signs, and these shall not exceed three feet in length and two feet in width.

9. Said property shall not be used for any business, manufacturing or commercial purpose, and no animals or fowls shall be kept or allowed to remain on said property for any commercial purpose, and no animals other than household pets shall be kept or allowed to remain on said property for any purpose, and nothing shall be done on said property which is a nuisance or an annoyance to the community.

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 violations.

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, his Heirs and Assigns forever.