

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE ) BUILDING RESTRICTIONS APPLICABLE TO LOTS  
 1 THROUGH 20 INCLUSIVE, AS SHOWN ON PLAT  
 OF PROPERTY OF J. A. PITTMAN and MAGGIE B.  
 PITTMAN, LOCATED NEAR GREENVILLE, SOUTH  
 CAROLINA, RECORDED PLAT BOOK SS, PAGE 33.

I, the undersigned, the owner of Lots 1 through 20 inclusive, as shown on Plat of Property of J. A. Pittman and Maggie B. Pittman, recorded in the RMC Office for Greenville County, S. C., in Plat Book SS, page 33, hereby agree that the covenants and restrictions hereinafter set forth shall apply to said property and shall be binding on all parties and all persons claiming under them until January 1, 1978, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situate in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order in no wise affects any of the other provisions which shall remain in full force and effect.

1. No building shall be located on any residential building lot nearer than 20 feet to the front lot line. No building except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to an side lot line.

2. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet an width of less than 65 feet at the front building set back line.

4. No dwelling shall be permitted on any lot having a ground floor area of the main structure, exclusive of one story open porches, breeze-ways, and garages or car ports of less than 850 square feet for a one story dwelling, or less than 750 square feet in the case of dwellings having more than one story.

5. No building shall be erected, placed or altered on any of the building plots in this subdivision until the building plans, specifications and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in this subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of J. A. Pittman and Maggie B. Pittman, or by a representative designated by said committee. In the event of the death or resignation of any member of said Committee, the remaining members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building, or the

(Continued on next page)