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OLLIE FARRINGTON
STATE OF SOUTH CAROLINA) R.M.C.
COUNTY OF GREENVILLE) BUILDING RESTRICTIONS

The following protective covenants and building restrictions are hereby imposed upon all lots shown on plat entitled "Estates of E. E. & Hattie Phillips" made by Terry T. Dill October 1961 recorded in plat book WW page 243 of the RMC Office for Greenville County, S. C., owned by Birdie Marie Phillips.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, at which time said covenants shall automatically terminate, unless a majority of the then owners of the lots shall agree in writing to extend said covenants for such period of time as they may see fit.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

(1) All lots in said subdivision shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars.

(2) No dwelling shall be erected or permitted on any lot having a minimum ground floor area of the main structure, exclusive of open porches and garages of less than 1000 square feet for a one story dwelling, nor less than 800 square feet for a dwelling of more than one story.

(3) No building shall be located on any lot facing Phillips Road, Poinsett Highway or any other street, nearer than 50 feet, nor nearer than 10 feet to any side lot line or rear line.

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