

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

BUILDING RESTRICTIONS APPLICABLE TO MONTEITH HEIGHTS

The following building restrictions are hereby imposed by the undersigned owner of all the lots shown on plat of Monteith Heights made by Pickell & Pickell, Engineers, recorded in the office of the R. M. C. for Greenville County, S. C., in Plat Book "B" page 185.

These covenants are to run with the land and shall be binding on all persons claiming under them. It is understood that the property shall be subject to the following restrictions which are imposed for the benefit of the undersigned, its successors and assigns, and invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. No building shall be located on any residential building plot nearer to the front line than 30 feet nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front line, shall be located nearer than 5 feet to any side lot line.

2. No trailer, basement, tent, shack, garage, barn, or other building, except a garage apartment on the rear portion of the lot, erected in 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 dwelling shall be erected on any lot costing less than \$4500.00.

4. This property shall not be sold, rented, leased or otherwise disposed of to persons of African decent.

5. This property shall be used for residential purposes only.

6. No obnoxious or offensive trade shall be carried on upon any of the property.

7. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

8. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

9. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

The Palmetto Realty Corporation reserves to itself the right to modify or change the above restriction at any time should it deem a ^{Deleted} modification or change necessary and particularly reserves the right to lower or raise the amount set forth in Restriction No. 3 above pertaining to the cost of the dwelling on the lot so sold in case there is a material decrease or increase in the construction cost.
BY: L. F. Simpson, Jr., Pres. & Treas.
Palmetto Realty Corp.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 2nd day of July, 1946.

In the Presence of:

Gladys Hamlin
Lionel E. Wooten

← PALMETTO REALTY CORPORATION
BY: L. F. Simpson, Jr.,
President
BY: J. A. Simpson
Secretary.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Gladys Hamlin, who being duly sworn says that she saw L. F. Simpson, Jr., as President and J. A. Simpson as Secretary of Palmetto Realty Corporation a corporation chartered under the laws of the State of South Carolina, sign seal with its corporate seal and as the act and deed of said corporation deliver the within written instrument and that she with Lionel E. Wooten witnessed the execution thereof.

Sworn to before me this 2nd day of July, A. D. 1946.

Gladys Hamlin.

Lionel E. Wooten (SEAL)

Notary Public for South Carolina.

No Stamps.

Recorded July 16th, 1946 at 10:53 A. M. #12101 BY: E.G.