

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
"BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO LOTS 53 AND 54 ACCORDING TO MAP OF NORTH GARDEN, PLAT RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, S. C. IN PLAT BOOK "EE" AT PAGE 63.

The undersigned, Virginia B. Allen, is the owner of Lots Nos. 53 and 54 according to plat of North Garden recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "EE" at page 63, the same lots being shown on plat of property of Marsmen Inc., recorded in the said R.M.C. Office for Greenville County, South Carolina, in Plat Book "P" at page 5. The undersigned has been advised of restrictions or protective covenants being made applicable to Lots Nos. 1 through 37 by The Wilkins Norwood Company and the purpose of the protective covenants hereinafter declared and set forth is to impose restrictions of a similar type and kind.

These covenants are to run with the land and shall be binding on all persons claiming under them for a period of twenty-five (25) years from the date of the recording of these covenants. 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 situated 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 covenants 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 shall in no wise affect any of the other provisions which shall remain in full force and effect.

I.

No lot shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not to exceed 2½ stories in height and a private garage for not more than two cars.