

II.

No one story dwelling shall be permitted on any lot with a ground floor living area of less than 1,000 square feet, exclusive of open porches and garages, nor less than 850 square feet of ground floor living area, exclusive of open porches and garages for dwellings of more than one story.

III.

The lots covered by these restrictions are designated on plat of North Garden as No. 53 and No. 54 and each of said lots has a frontage on North Garden Circle of 140 feet. No lot shall be cut or parceled out of Lot No. 53 or Lot No. 54 of less size than a frontage of 65 feet on North Garden Circle and any residence constructed on said premises must front on North Garden Circle with the rear of any such dwelling toward Pleasantburg Drive.

IV.

No building shall be located on any lot nearer to the front lot line on North Garden Circle than the minimum building set back lines shown on the plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "EE" at page 63. In any event no building shall be located on any lot nearer than 40 feet to the front lot line or nearer than 7 feet to any side lot line nor shall any dwelling be erected on any lot having a width of less than 65 feet at the minimum building set back line. No building shall be erected on any lot having an area of less than 10,000 square feet.

V.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

VI.

No structure of a temporary character, trailer,