STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO A PART OF SECTION 2 OF A SUBDIVISION KNOWN AS ORCHARD ACRES NEAR GREENVILLE, SOUTH CAROLINA

The following protective covenants dated August 25, 1955, are hereby imposed upon all that tract of land situated in Greenville County, State of South Carolina, about three miles from the City of Greenville, north of Lee Road, a plat of which has been made by Piedmont Engineering Service and recorded in the Office of the R. M. C. for Greenville County in Plat Book BB , at page 74 by the owners and developers, R. F. Watson, Jr., Evelyn P. Watson, Edward G. Ballard and Lucy W. Ballard, individually and as trustees, for the purpose of establishing a restricted and desirable residential subdivision upon said premises.

1. All lots in said tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No residence shall be erected upon any of said lots costing less than $9,000.00.

3. No building shall be located on any lot nearer to any side street line than the minimum building set-back lines as shown on the recorded plat and in no event shall any building be nearer to the front lot line than 30 feet or nearer to any side lot line than 5 feet except that no side yard shall be required for a detached garage located on the rear one-fourth of the lot. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line.

4. No residence shall be erected which has less than 1100 square feet on its ground floor, exclusive of porches.

5. No lot shall be recut or subdivided so as to make two or more lots out of one.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

7. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. A five foot strip along the side line of each lot and along the rear line of each lot is reserved as an easement for the installation and maintenance of utilities and drainage facilities.

9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1978 after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

10. Enforcement of these restrictive covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain such violation or attempted violation or to recover damages.