

OLIVE STREET
W. 40.

STATE OF SOUTH CAROLINA)
)
)
 COUNTY OF GREENVILLE) PROTECTIVE COVENANTS APPLICABLE TO LOTS
 1 THROUGH 18 INCLUSIVE, AS SHOWN ON PLAT
 OF THE PROPERTY OF MRS. B. E. GREER,
 IN AUSTIN TOWNSHIP, GREENVILLE COUNTY,
 STATE OF SOUTH CAROLINA. PLAT MADE BY
 CHARLES F. WEBB & RECORDED IN PLAT BOOK
 _____ AT PAGE _____.

The following restrictions and protective covenants are hereby imposed by the undersigned as owner of lots 1 through 18, inclusive, according to plat thereof recorded in Plat Book ___ at Page _____. These covenants are to run with the land and shall be binding on all persons claiming under them until December 31, 1980, at which time said covenants shall be automatically extended for successive period of ten (10) years, unless by a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

1. The above numbered lots shall be used solely and exclusively for residential purposes for single family dwellings.

2. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 1200 square feet or a width of less than 80 feet at the front building line.

4. No residence shall be located on any lot nearer than 35 feet to the front line, and any such residence shall face toward the front line of said lot. No residence shall be nearer than 10% of the average width of said lot as shown on the plat to any side line.

5. No residence shall be erected on any lot containing less than 1200 square feet of floor space, exclusive of porches and garages. The exterior of all residences and other buildings shall be constructed of materials other than concrete blocks. No dwelling shall be permitted on any lot which shall cost less than \$10,000.00 based upon costs levels prevailing at the date these covenants are recorded, it being the intention and purpose of this covenants to assure that all dwellings shall be of good workmanship and quality. No asbestos shall be used on the front of any residence.

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