

STATE OF SOUTH CAROLINA : RESTRICTIVE AND PROTECTIVE COVENANTS
 COUNTY OF GREENVILLE : FOR GRAND VIEW HILLS

The restrictions and protective covenants hereinafter set forth shall apply to Lots Nos. 1 through 48, inclusive, of a subdivision known as GRAND VIEW HILLS, property of M.C. Donnan, according to survey and plat by R.B. Bruce, Registered Surveyor, dated October 7, 1963, recorded in Plat Book XX, page 172, R.M.C. Office for Greenville County. These covenants are to run with the land and shall be binding on all parties and all persons owning the same until December 31, 1985, at which time the said covenants shall be automatically extended for successive periods of ten years each, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto 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 within this 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 prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of these covenants by judgment or Court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. All of the numbered lots in this subdivision shall be residential lots only, and no building or structure shall be placed on any lot other than one detached single family dwelling, together with private garage or other outbuildings incidental to the residential use of the lot; and there shall be no trailer, tent, shack, garage or other outbuilding used on any lot as a residence, either temporarily or permanently, and no shell houses or used houses shall be placed on any lot.

2. Not more than one dwelling house shall be placed on any one lot and the same shall not be nearer to the street on which the same faces than the building line shown on said plat. No lot or group of lots may be altered or divided leaving a width of less than 100 feet for frontage, and no building may be erected nearer than 8 feet to any interior lot line. Provided no person shall be prevented from constructing a dwelling on a combination of more than one lot.

3. No dwelling shall be erected on any lot with less than 1400 square feet of ground floor area, exclusive of open porches and garages.

4. No obnoxious or offensive trade, signs, or activity shall be carried on upon any lot in this subdivision, nor any conduct which constitutes a disturbance or nuisance shall be permitted. No commercial or manufacturing activity shall be allowed, and the storage, sale or advertising of alcoholic beverages is forbidden.

5. No horses, cows, hogs or other domestic animals shall be kept on the premises by the owner or tenant of any lot, except that any dwelling house may have dogs and cats as pets.

6. All sewerage disposal shall be by septic tanks meeting the requirements of the State Board of Health, or by the municipal sewer system where available.

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