

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA ) BUILDING RESTRICTIONS APPLICABLE  
 COUNTY OF GREENVILLE ) TO LOTS 78-126 INCLUSIVE OF VISTA HILLS  
 BELONGING TO CENTRAL REALTY CORPORATION

The following building restrictions are hereby imposed by the undersigned who is the owner of lots 78-126 inclusive shown on Plat of Vista Hills, made by Dalton & Neves, Engineers, August 1947, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book P, Page 149.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1971, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

It is understood the property shall be subject to the following restrictions which are imposed for the benefit of the undersigned, its successors and assigns, and invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. No building shall be located on any residential building plat nearer to the front line than the building line shown on a map of Vista Hills nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front line, shall be located nearer than 5 feet to any side lot line.

2. No trailer, basement, tent, shack, garage, barn, or other building, except a garage apartment on the rear portion of the lot, erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. No dwelling shall be erected on this property costing less than \$6500.00.

4. This property shall not be sold, rented, leased or otherwise disposed of to persons other than of the Caucasian race.

5. This property shall be used for residential purposes only.

6. No obnoxious or offensive trade shall be carried on upon any of the property.

7. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof.

8. All Sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

9. An easement is reserved over the rear five feet of each lot for utility installation and maintenance, except when otherwise shown on Plat.

The Central Realty Corporation reserves to itself the right to modify or change the above restrictions at any time should it deem a modification or change necessary and particularly reserves the right to lower or raise the amount set forth in Restrictions No. 3 above pertaining to the cost of the dwelling on the lot so sold in case there is a material decrease or increase in the construction cost.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 20th day of August, 1947.

In the Presence of:  
 S. H. Kincaid  
 W. T. Patrick

CENTRAL REALTY CORPORATION  
 BY Wm. R. Timmons  
 President  
 BY Eva McDonald Timmons  
 Secretary

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

PERSONALLY appeared before me S. H. Kincaid, who being duly sworn says that she saw Wm. R. Timmons as President and Eva McDonald Timmons as Secretary of Central Realty Corporation, a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she with W. T. Patrick witnessed the execution thereof.

SWORN to before me this 20th  
 day of August, A. D., 1947.

S. H. Kincaid

W. T. Patrick

Notary Public for South Carolina

No Stamps

Recorded August 21st, 1947, at 11:58 o'clock A.M. - 16386

BY: CES