

VII. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. A drainage easement 10 feet in width is hereby reserved across the Northeast side of Lot # 5, and across the rear and East side of Lot # 10 to Hillrose Avenue, as shown in Plat Book "W" at page 163.

VIII. NUISANCES: 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.

IX. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

X. SEWERAGE. All sewerage disposal shall be by septic tank approved by the State Board of Health and the City Health Officer, or city sewerage line when available.

XI. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, 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 land owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

XII. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

XIII. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 4th day of June, 1954.

IN THE PRESENCE OF:

Wilma R. Moody
William I. Bouton

John G. Wilson
John G. Wilson
Graves H. Wilson
Graves H. Wilson

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY APPEARED before me Wilma R. Moody and made oath that she saw the within named John G. Wilson and Graves H. Wilson sign, seal and as their act and deed deliver the within written instrument and that she with William I. Bouton witnessed the execution thereof.

SWORN TO before me this 7th day of June, 1954.

William I. Bouton (LS)
Notary Public for South Carolina

Wilma R. Moody

Recorded June 7th, 1954 at 4:37 P.M. #12632