

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RESTRICTIONS APPLICABLE TO PROPERTY
 OF JAMES H. SUTTON AND INEZ H. SUTTON
 PLAT RECORDED IN THE R.M.C. OFFICE
 FOR GREENVILLE COUNTY, S. C., IN PLAT
 BOOK JJ, PAGE 63.

KNOW ALL MEN BY THESE PRESENTS, that we, James H. Sutton and Inez H. Sutton, in consideration of One Dollar (\$1.00) and the purchase of any of the lots hereinafter described, for the benefit of ourselves and of such proposed purchasers do impose upon the said property the following restrictions:

The lots covered by these restrictions are shown as Lots 4 through 16 on Plat of Property of James H. Sutton and Inez H. Sutton located in the Berea community in the County of Greenville and near the City of Greenville, South Carolina; said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJ, Page 63. These restrictions do not apply to the lot on the said plat marked "Reserve".

These restrictions are imposed by way of contract, covenant and agreement between ourselves and with such proposed purchasers, their heirs, successors, executors, administrators and assigns, and are to become a part of each and every deed covering any of the lots specified, as fully as if therein set forth.

1. No house shall be built on any of the lots specified with any portion of the house closer than the building line, as shown on the recorded plat referred to above, i. e., the building line along White Horse Road shall be forty (40) feet and the building line along Duncan Road shall be thirty-five (35) feet except that for Lot 10, the line goes to a point within twenty-five (25) feet of Duncan Road on the Southerly end of the lot.
2. This property shall be used solely and exclusively for single-family residential dwellings.
3. This property shall not be re-out so as to face in any direction other than is shown on the recorded plat.
4. No residence shall be constructed which contains less than 1200 square feet in the body of the house.
5. No trailer, basement, tent, shack, garage, barn or outbuilding erected upon any lot shall at any time be used as a residence, temporary or permanent. No structure of a temporary nature shall be used as a residence. No house trailer shall be permitted on this property.
6. Sewerage disposal shall be by municipal sewerage disposal system, or by septic tank complying with the specifications of the State Board of Health.
7. An easement is reserved over the rear five (5) feet of each lot and along the southern side of Lots 4 and 10 and a 10-foot easement along the northern side of Lots 9 and 16 for the installation, operation and maintenance of utilities.
8. No noxious or offensive activity shall be carried on anywhere on the property described in the plat, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood.

Should any of the above restrictions be held illegal, this shall not nullify the effect of the others.

These restrictions shall be for the benefit of all lot owners, their heirs, successors, and assigns and may be enforced by any judicial proceeding at law or in equity, including injunctive procedures and procedures for the collection of damages for the violation thereof and such procedures may be prosecuted by any or all of those who may own one of these lots.