

MAY 4 10 44 AM 1960

OLLIE F. WORTH
R.M.C.STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)RESTRICTIVE AND PROTECTIVE COVENANTS
APPLICABLE TO PROPERTY OF WILLIE E.
GUEST AND ARTIE C. GUEST, ENTITLED
MARIETTA HEIGHTS, AND RECORDED IN
THE R.M.C. OFFICE FOR GREENVILLE
COUNTY IN PLAT BOOK TT AT PAGE 43,
SITUATED AT MARIETTA, S. C.

1. The following protective covenants are hereby imposed by the undersigned, owners of all lots in said subdivision entitled Marietta Heights as shown on plat thereof recorded in the R.M.C. Office for Greenville, County, S. C., in plat book TT at page 43. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years, unless, an instrument adopted by vote of a majority of the then owners, agreeing to change said covenants in whole or in part, is placed of record.

2. If the parties hereto or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other persons or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or and either to prevent him or them from so doing or to recover damages or to other dues for such violations.

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

4. All lots shall be residential lots; no structure shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

5. No dwelling shall be located, altered or permitted to remain on said lots which lot has a frontage of less than 80 feet at the front building setback line.

6. The ground floor area of the main structure, exclusive of one story open porches and garages in the case of a one story structure shall be not less than 1000 square feet; in the case of a structure greater than one story the ground floor shall not be less than 850 square feet.

7. No building shall be located nearer to the front lot line or street line than 30 feet; this restriction pertaining to the main body of the house only, and not affecting steps, bay windows and other such items. No building shall be located nearer to the side lot line than the distance represented by ten per cent of the lot frontage on which said building is to be located. No detached garage shall be located nearer the front lot line than that of the main body of the house line ~~or~~ nor five feet to any side or rear line.

8. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any lots. Likewise, no chickens, ducks, geese or other such fowls shall be permitted or kept on any of said lots, except that fowls may be maintained in a limited number, not in excess of 10, for the ~~purpose~~ purpose of being consumed by the family residing on said lot.

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