JUN 6 1960

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO PROPERTY DEVELOPED BY PIEDMONT LAND COMPANY, AS SHOWN ON A PLAT PREPARED BY J. MACK RICHARDSON, DATED _____, ENTITLED "PLAT NO. ONE, HOMESTEAD ACRES NEAR GREENVILLE, S. C.", RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK RR AT PAGE 35.

I. PREAMBLE. These covenants are to run with the land and shall be binding on all persons claiming under them for a period of 25 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 owners of the lots has been recorded agreeing to change said covenants in whole or in part. (No change in this manner can be made within the initial period of 25 years.)

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 person 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 and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation or 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.

II. AREA OF APPLICATION The residential area covenants hereinafter set forth under III shall apply in their entirety to all lots on the subdivision above referred to.

III. RESIDENTIAL AREA COVENANTS

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and and one-half stories in height and a private garage for not more than two cars.

2. DWELLING QUALITY AND SIZE. No one-story dwelling shall be permitted on any lot with a ground floor living area of less than 1200 square feet exclusive of open porches and garages, nor less than 1000 square feet of ground floor living area exclusive of porches and garages for a dwelling of more than one story. No building shall be

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