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FILED WITH

Protective Covenants Applicable to the numbered lots shown on plat of Section 2, SUNSET HEIGHTS, property of Donald E. Baltz, Mauldin, S. C. made by Dalton & Neves, Engineers, April 1960, portion of which plat will be recorded in the RMC Office for Greenville County, S. C. from time to time until the entire plat showing all the lots thereon is recorded.

The undersigned, Donald E. Baltz, being the owner of the numbered lots shown on plat of Section 2, Sunset Heights made by Dalton & Neves, Engineers, April 1960, does hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and persons claiming under them until January 1, 1980, at which time the said covenants shall be automatically extended for successive periods of ten (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.

If the owner of any lot or lots in said subdivision shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said 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 of any one 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.

1. No lot shall be used except for residential purposes. No building shall be located on any lot nearer the street than the building set-back line as shown on the plat nor nearer the side street or side lot line than the distance equal to 10% of the total width of such lot at the point of location of the building set back line. No dwelling 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 2 cars.

2. No dwelling shall be erected on any lot at a cost of less than \$10,000 based upon cost levels prevailing on the date

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