

in no event nearer than 50 feet from the front street line, nor nearer than 10 feet to the side or rear lot line of any lot. The side and rear lot line restrictions shall not apply to a garage located on the rear corner of any lot except that on the corner lots no structure shall be permitted nearer than 20 feet to the side street line.

6. No lot shall be subdivided; however, this shall not prevent any owner of one lot and a portion or the whole of an adjoining lot from using the same for one residence, nor shall it prevent the sale of or conveyance of any part of any lot in connection with and merging with any adjoining lot so as to create one or more lots of the same area or of larger area than those shown on said plat. The parcels shown on said plat as "Tracts" may be subdivided but the area of any lots therein must not be smaller than the size of the present lots shown on the plat and must otherwise conform to all the other provisions herein.

7. Easements for utility installation and maintenance are reserved along the front 10 feet of each lot and on 5 feet of each side of all side lot lines as shown on said plat.

8. Lots Nos. 1, 2 and 20 are shown on the plat referred to above and may be used for business property and only the restrictions set forth in Paragraphs Nos. 3 and 4 shall apply to these lots, but neither of the same may be used for a junk yard nor for any other business except upon written approval by the President of North Greenville Junior College.

9. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before December 31, 1983, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and either to prevent him or them from so doing or to recover damages or other dues from such violations.

10. Invalidation of any one of these covenants or restrictions by judgment or Court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

11. The covenants and restrictions contained herein are to run with the land and shall be binding upon all parties and all persons claiming under them until December 31, 1983, at which time the said covenants and restrictions shall automatically terminate unless the majority of all the lot owners at that time agree in writing to extend the time of said covenants and restrictions prior to said expiration of date.

IN WITNESS WHEREOF, North Greenville Junior College has hereunto set its hand and seal this the 24th day of January, 1964.

Signed, sealed and delivered in the presence of:

Janita Copeland  
W. Bruce

NORTH GREENVILLE JUNIOR COLLEGE

BY B. Keely  
President

BY Fred A. Crow  
Secretary of Board of Trustees

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