

Restrictive Covenants covering lots one (1) through nine (9) of Bryson Estate as shown on a plat recorded in RMC Office of Greenville County in plat book WWW, page 14.

The numbered lots as shown upon the aforesaid plat shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations and easements. These shall be binding upon all parties or persons claiming under them and shall run with the land for a period of twenty-five (25) years.

No numbered lot shall be used or occupied and no structure built within said subdivision except in conformance with the following.

A. No professional office, business; trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot.

B. No such lot shall be used except for the following and no building shall be erected, altered, placed, or permitted to remain on any such lot other than the following:

- (1) One single family dwelling.
- (2) No residence shall be constructed on any lot containing less than 1150 square feet of floor space.
- (3) No noxious or offensive activity shall be carried on which may be or become an annoyance or nuisance to the neighborhood.
- (4) No buildings or structure shall be located on said lots nearer to the front line than the set back line as shown on said plat or nearer to a side lot line than five (5) feet.
- (5) Numbered lot lines shall not be changed to increase or decrease size of lots, except lot four (4) may be divided by adjacent lot owners if the purchaser of lot four (4) does not desire to have Duke Power Company to move power line along lot line.
- (6) No house trailer shall be placed on any numbered lot either temporarily or permanently.

The Covenants as set forth herein covering the lots listed shall be binding upon all persons. If any section, clause or phrase of these covenants or restrictions are for any reason held invalid, such decision shall not affect the validity of the remaining covenants and restrictions.

WITNESS my hand and seal this the 25 day of April, 1968.

WITNESSES:

H. Z. Jones
R. H. Hughes

Wilton H. Earle
School District of Greenville County

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me H. Z. Jones and made oath that he saw the within named Wilton H. Earle, for the School District of Greenville County, sign, seal and as his act and deed deliver the within protective Covenants; and that he with R. H. Hughes witnessed the execution thereof.

H. Z. Jones

SWORN to before me this 25 day of April, 1968

Joel L. Dean (LS)
Notary Public for South Carolina