

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

Building Restrictions or Protective  
Covenants applicable to Property of  
W. Smith and Edna M. Batson as shown on plat  
made by Clifford C. Jones, Engineer  
and recorded in the R.M.C. Office  
for Greenville County, S. C. in Plat  
Book 4R, Page 46.

The following building restrictions or protective covenants are hereby imposed by the undersigned who is the owner of all lots as shown on Plat entitled, Property of Edna M. and W. Smith Batson, as shown by Plat thereof recorded in the R.M.C. Office for Greenville County, S. C. Book 4R, Page 46.

These covenants are to run with the land and shall be binding on all persons claiming under them until September 1, 1984, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other 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 of any one of the 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 altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half (2½) stories in height, exclusive of basements, with a floor area of not less than Two Thousand (2,000) square feet. In computing the area of split-level houses, the total number of square feet contained in the finished lower level shall be computed at one-half and when so computed the minimum area of the entire split-level house shall be not less than 2,000 square feet. In houses having two stories, the ground floor area shall be no less than 1,400 square feet and the total finished area shall be not less than 2,200 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans (including front, side and rear elevations), specifications (including construction materials), and plot plan showing the location of such building has been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished grade elevation by a committee composed of Edna M. Batson, W. Smith Batson and Phillip Reese Batson, or by a representative designated by the committee. In the event of death of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with such authority. In

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