

STATE OF SOUTH CAROLINA,)
)
 COUNTY OF GREENVILLE.)

BUILDING RESTRICTIONS APPLICABLE
 TO COLLEGE HEIGHTS
 BELONGING TO MODERN INDUSTRIES

The following building restrictions are hereby imposed by the undersigned who is the owner of all the lots shown on Plat of College Heights made by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book P, Page 75.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1971, at which time said Covenants shall be automatically extended for successive periods of 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 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 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.

It is understood the property shall be subject to the following restrictions which are imposed for the benefit of the undersigned, its successors and assigns, and invalidation of any one of these restrictions 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 building shall be located on any residential building plot nearer to the front line than the building line shown on a map of College Heights nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front line, shall be located nearer than 5 feet to any side lot line.

2. No trailer, basement, tent, shack, garage, barn, or other building, except a garage apartment on the rear portion of the lot, erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. No dwelling shall be erected on lots numbers 1 to 21 inclusive costing less than \$6500.00. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.

4. No dwelling shall be erected on lots numbers 22 to 136 inclusive costing less than \$4500.00. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 700 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one and one-half, two, or two and one-half story structure.

5. This property shall not be sold, rented, leased or otherwise disposed of to persons other than of the Caucasian race.

6. This property shall be used for residential purposes only.

7. No obnoxious or offensive trade shall be carried on upon any of the property.

8. This property shall not be re-cut so as to face any direction other than as shown on the recorded plat thereof, nor shall the size of the lots be reduced.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

10. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.