

PROTECTIVE COVENANTS
FOR
BOXWOOD MANOR

WILLIE FARNSWORTH

as

R.M.C.

shown on plat made by Dalton & Neves, Engineers, October 1952, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "BB", Page 85.

The undersigned, Alice Burnett Cleveland, as Executrix under the will of W. C. Cleveland, deceased, and The First National Bank of Greenville, S. C., as Executor under the will of W. C. Cleveland, deceased, being the owners of the property as shown on plat of Boxwood Manor referred to above, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until September 1, 1972, at which time 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 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.

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. All lots in this tract shall be known, described and used only as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential plot other than one detached single family dwelling. Dwellings are not to exceed two and one-half stories in height and a private garage for not more than three cars and such other out-buildings incidental to residential use of the plot.

2. No building shall be located nearer to the front line of lot or nearer to the side street than the building set-back lines shown on the recorded plat. No building shall be located nearer than five (5) feet to any side lot line. Any dwelling constructed on Lots 1 through 10 inclusive, shall face Woodland Way. Any dwelling constructed on Lots 11 and 12 shall face Hemlock Drive and any dwelling constructed on Lots 13 through 22, inclusive, shall face Boxwood Lane.

3. This property shall not be recut so as to have a width less than seventy-five (75) feet at the building set-back line.

4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

5. No trailer, basement, tent, garage, barn or other out-buildings erected in the tract shall at any time be used as a