

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO LOTS NUMBERED 1 THROUGH 37 INCLUSIVE, ACCORDING TO PLAT OF PROPERTY DEVELOPMENT BY THE WILKINS NORWOOD COMPANY AND KNOWN AS NORTH GARDEN, PLAT OF SURVEY BY WOODWARD ENGINEERING CO., DATED MAY, 1954 AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK "EE" AT PAGE 63.

I. PREAMBLE. These Covenants are to run with the land and shall be binding on all persons claiming under them for a period of 25 years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said Covenant in whole or in part. (No change in this manner can be made within the initial period of 25 years.)

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.

II. AREA OF APPLICATION. The residential area Covenants hereinafter set forth under III shall apply in their entirety to Lots 1 through 37 of North Garden Development.

III. RESIDENTIAL AREA COVENANTS.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.