

FILED
GREENVILLE CO. S. C.

MAY 27 11 12 AM 1955

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RESTRICTIONS AND COVENANTS RELATING TO A SUBDIVISION
IN THE CITY OF GREENVILLE, STATE AFORESAID, KNOWN AS
CARVER COURT.

We, W. W. Wilkins and G. Dewey Oxner, being the owners of a tract of land located in a section known as Nicholtown, in the City of Greenville, State aforesaid, which has been subdivided and cut into lots as shown by plat of Carver Court made in March, 1955, by the Piedmont Engineering Service, and recorded in the R.M.C. Office for Greenville County in Plat Book I I, page 107, do hereby impose upon all lots in said subdivision the following covenants and restrictions, which shall run with the land and be binding on us, our heirs and assigns, and all those who may hereafter acquire title to any of said lots:

(1) All lots in said subdivision shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any lot in said subdivision other than one detached single family dwelling not to exceed two and a half stories in height, and a private garage for not more than two cars and storage.

(2) No dwelling costing less than \$5000.00 shall be erected on any lot in said subdivision. The ground floor area of such dwelling, exclusive of porches and garages, shall be not less than 800 square feet in the case of a one-story dwelling, nor shall said ground floor area, exclusive of porches and garages, be less than 600 square feet in the case of a dwelling of more than one story.

(3) The minimum cost for dwellings hereinabove fixed shall be based upon cost levels prevailing on the date these covenants