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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
BUILDING RESTRICTIONS AND PROTECTIVE
COVENANTS APPLICABLE TO A SUB-
DIVISION KNOWN AS "PLAT OF TRACT
OF NORWOOD CLEVELAND," ACCORDING
TO A SURVEY THEREOF RECORDED IN
THE R. M. C. OFFICE FOR GREENVILLE
COUNTY IN PLAT BOOK NN, AT PAGE 31.

Restrictions and protective covenants are hereby imposed by the undersigned, who are the owners of all lots in a subdivision known as "Plat of Tract of Norwood Cleveland," according to a survey thereof recorded in the R. M. C. Office for Greenville County in Plat Book NN, at Page 31. These covenants are to run with the land and shall be binding on all persons claiming under them until December 1st, 1982, 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 undersigned, or their grantees, heirs or assigns, or anyone claiming under them 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 situate 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 the subdivision except those lots facing on Geer Highway (U. S. Highway No. 276) shall be used for residential purposes only, and no building shall be erected, altered, 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. All lots facing on Geer Highway may be used for business purposes.

2. No building shall be erected, placed or altered on any building lot in this subdivision containing less than 1,000 square feet in the main structure, exclusive of open porches and garages for a one story dwelling, nor less than 900 square feet in the main structure, exclusive of open porches and garages, for a dwelling of more than one story. No residences shall be placed nearer to any side lot line than a distance of ten (10%) per cent of the width of the lot. No residences shall be erected nearer than thirty-five feet from the front lot line on any lot.

3. No residential structure shall be erected or placed on any building plot which plot has an area of less than 9,000 square feet or a width at the front of the lot of less than 90 feet. After this property is subdivided, no lot shall be recut so as to contain an area less than it will have, unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

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

5. No trailer, basement, tent, shack, garage, barn, or any other out building erected in the subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.