

GREENVILLE

STATE OF SOUTH CAROLINA :
 COUNTY OF GREENVILLE : RESTRICTIVE AND PROTECTIVE
 COVENANTS FOR REAL ESTATE

The restrictions and protective covenants hereinafter set forth shall apply to Lots Nos. 1 through 38, inclusive, as shown on a plat of property made for H.H. Cox by Terry T. Dill, C.E., dated December 18, 1957, recorded in the R.M.C. Office for Greenville County in Plat Book KK, page 149. These covenants and restrictions shall remain in full force and be effective for a term of forty (40) years from the date of this instrument and shall run with the land and be binding on all parties and persons owning any of the same for said period of time.

If the parties hereto or any persons, firms or corporations owning any of the property on said plat shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any property in said subdivision to prosecute any proceedings at law or in equity against such person or persons violating or attempting to violate any of the covenants and restrictions, and either prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of the covenants by judgment or Court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

1. All of the lots in this subdivision and shown on said plat shall be residential lots only, and no building or structure shall be placed on any lot other than one detached single-family dwelling, together with private garage or other outbuilding incidental to the residential use of the lot, and there shall be no trailer, basement, tent, shack, garage or other outbuilding used on any lot as a residence, either temporarily or permanently.

2. No building shall be placed on any lot nearer than forty (40) feet to the street on which it fronts and no building may be erected nearer than five (5) feet to any interior lot line.

3. No dwelling shall be erected on any lot with a floor space or area of less than 1000 square feet, exclusive of porches, stoops, and attached garages and must have an appraised value of not less than \$7500.00.

4. No obnoxious or offensive trade or activity may be carried ~~on~~ upon any of said lots nor any conduct which constitutes a disturbance or tends to be a nuisance shall be permitted. The storage, sale or advertising of alcoholic beverages is forbidden.

5. No horses, cows, hogs or other domestic animals shall be kept on the premises by any owner or tenant of any lot. Chickens or other fowl shall be limited to domestic use only of the owner or tenant and shall be contained at all times.

6. All sewage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewer System whenever the same is available.

Witness my hand and seal this the 31st day of May, 1958.

Signed, sealed and delivered
 in the presence of:

Doris Carpenter
H. H. Cox

H. H. Cox SEAL

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