

OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY, SOUTH CAROLINA
JUN 30 1958

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

R.M.C.
RESTRICTIONS AND PROTECTIVE COVENANTS
APPLICABLE TO WEST GANTT CIRCLE

The following restrictive and protective covenants are hereby imposed on Lots Nos. 1 through 20 inclusive of the subdivision known as WEST GANTT CIRCLE, as shown on plat recorded in Plat Book PP, page 133, R.M.C. Office for Greenville County, South Carolina. These protective covenants and restrictions are imposed not only for the benefit of the Grantor ~~by~~ but also for the benefit of each and every purchaser of any of said property and their heirs and assigns.

These protective covenants are to run with the land and shall be binding on all parties or persons claiming under them until January 1, 1978, at which time same shall be automatically extended for a successive period of ten years unless by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owner of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and prevent him or them from doing so or to recover any actual damages suffered by reason of such violation.

Invalidation of any ones of these covenants by judgment, court order, or otherwise, shall in no way effect any of the other provisions which shall remain in full force and effect.

The restrictions and protective covenants are as follows:

(1) All lots shall be used for residential purposes and no dwelling shall be erected on any lot having a frontage of less than that which is shown on said plat for each respective lot.

(2) All of the said lots shall be used for single family dwellings with no dwelling to exceed two stories in height. A garage for not more than three automobiles may be erected as an independent structure. No duplexes, garage apartment or apartments shall be erected on said lots.

(3) No dwelling shall be erected having an area of less than 900 square feet on the ground floor, exclusive of terraces, porches, and carports.

(4) No building shall be located nearer the front lot line or nearer to the side street line than the building lines shown on the recorded plat.

(5) No building of any kind shall be erected having on the outside exposed concrete block.

(6) No trailer, tent, shack, garage, barn or other outbuilding erected on any of said lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary ~~character~~ character be used as a residence.

(7) 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~~ annoyance or nuisance to the neighborhood.

(8) No cattle, chickens or any other livestock shall be kept on said lots.

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