

BOOK 696 PAGE 174

GREENVILLE CO. S. C.

State of South Carolina,

Greenville County

APR 12 3 21 PM 1962

Know all Men by these presents, That ^{OLLIE F. B. BIRTH} We, B. B. Black, John Wood Robison, H. W. MacMillan and W. R. Merritt, as Officers and Trustees of the Board of Church Extension of Greenville District

in the State aforesaid, in consideration of the sum of Three Thousand and No/100

Dollars

to us paid by J. Louis Coward Construction Co., Inc.

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. Louis Coward Construction Co., Inc., its successors and assigns:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 of a subdivision known as Spring Valley Park as shown on plat thereof prepared by Piedmont Engineering Service on the 18th day of July, 1960 and being recorded in the R.M.C. Office for Greenville County in Plat Book ZZ, at Page 67 and having such metes and bounds as appears thereon.

The above-described property is sold subject to the following restrictions and covenants:

1. This property shall be used for residential purposes only and no structure shall be placed thereon 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.
2. The building line on the above-mentioned plat shall be rigidly adhered to; no dwelling shall be located nearer to any side lot line than five feet, nor shall any dwelling be located on any lot nearer than twenty-five feet to the rear lot line.
3. No dwelling shall be erected which has less than 1600 square feet on its ground floor, exclusive of open porches, breezeways, garages or carports. Nor shall any dwelling be located on this property until the building plans, specifications and plot plan have been approved in writing as to conformity and harmony of exterior design with existing structures in this subdivision, and as to location of the building with respect to topography and finish ground elevation, by a committee composed of W. R. Merritt and Roy E. Turner or by a representative designated by the members of the committee. The grantors reserve the right to change or increase the membership of said committee at any time. In the event said committee or its representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of a dwelling or the making of such alterations have been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The committee members shall receive no compensation for their services and the powers and duties of this committee shall cease on and after January 1, 1981. Thereafter the approval described in this covenant shall not be required unless prior to said date a written instrument shall be executed by the then owners of a majority of the lots in this subdivision, duly recorded appointing a representative to exercise these powers.
4. This lot shall not be recut so as to face in any direction other than as shown on the recorded plat, nor shall it be recut so as to contain an area less than it now has (unless the recutting is for the purpose of enlarging the size of adjacent lots).
5. No offensive activity shall be conducted upon the premises which may become

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