

STATE OF SOUTH CAROLINA)
 :
 COUNTY OF GREENVILLE) PROTECTIVE COVENANTS

WHEREAS, HENRY C. HARDING is the owner of that certain real estate in Gantt Township, Greenville County, South Carolina known as Lots Nos. 2 through 18, inclusive, of the Subdivision of ASHLAND TERRACE as shown by a Plat thereof made by C.O. Riddle, Reg. L.S., dated February, 1962 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book CCC at page 147; and

WHEREAS, Henry C. Harding is developing said property as a single subdivision and desires to impose thereupon a general, uniform scheme of the development;

NOW, THEREFORE, for and in consideration of mutual covenants and obligations herein contained for the benefit of the said Henry C. Harding and the future owners of said property, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed, to-wit:

1. All lots shall be used exclusively for single family residential dwellings. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two automobiles.

2. No lot shall be recut so as to face in any direction other than that shown on the recorded Plat, except that Lots Nos. 17 and 18 as now shown thereon may be recut to face Belle Court instead of Cambridge Drive.

3. No residence containing less than 900 square feet of floor space, exclusive of porches, garages and breezeways, shall be constructed on any lot.

4. No building shall be located to the front line of any lot nearer than the building line as shown on the recorded plat, except that no building located on Lots Nos. 17 and 18, if recut to face Belle Court, shall be located nearer to Belle Court than 25 feet.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently.

6. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood.

7. Sewerage disposal shall be by governmental sewerage disposal systems, or by septic tank complying with the specifications of the State Board of Health.

8. An easement is hereby reserved to lay or place sewer, gas and water pipes, telephone, telegraph and electric light poles

(CONTINUED ON NEXT PAGE)