

STATE OF SOUTH CAROLINA)
) RESTRICTIVE COVENANTS
) FOR ROCKVALE, SECTION TWO
COUNTY OF GREENVILLE)

GREENVILLE CO. S.C.

JUN 3

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OLLIE FARMER WORTH
R.M.C.

Restrictions are imposed by this instrument upon the following property:

All that tract of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Rockvale, Section Two, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "QQ", at Page 109.

These restrictions are for the benefit of all persons who may own a portion of the land just described and may be enforced by any owner against any other person using any parcel of this land by action for damage, for injunctive relief, or for both.

Each restrictive provision is independent and judicial modification or invalidation, or other amendment, abandonment or repeal of a restriction shall not affect any other restriction.

These restrictions shall take effect on the date of execution. After January 1, 1980 any restriction may be abolished by vote of two-thirds of the lot owners (each lot to entitle its owner to one vote). All restrictions shall expire on January 1, 1990.

The restrictions are as follows:

1. No house or building shall be placed on any lot nearer to the front lot line than the building line shown on the recorded plat nor nearer to any side lot line than five feet. No house or building shall be placed on any lot nearer the side street line than the building set-back line shown on said plat. If any structure is erected upon two lots or upon a lot and a portion of another lot, the side building lines of such lots shown on the plat shall be void and a side building line of ten percent of the width of the enlarged lot shall be imposed.

2. This property shall not be used other than for single family residences. A garage for no more than two cars may be erected in addition to a single family residence on each lot.

3. This property shall not be used for business purposes of any description, primarily or in combination with residential use, nor shall any business inventory be stored upon the premises.

4. No tent, trailer or temporary structure shall be used as a residence, even temporarily. No residential structure shall be maintained on the premises other than a permanent and substantial single family dwelling house. This prohibition includes garage apartments.

5. No cargo trailer with a capacity for more than three tons and no house trailer shall be parked or kept on the premises, even temporarily.

6. No house shall be erected containing less than 1100 square feet inside floor space (exclusive of porches, breeze-ways, garages or similar structures).

7. All residences and garages shall be constructed in a workmanlike manner and of substantial materials. No house shall have an outside or stucco or exposed cement block.

8. No outside toilet shall be allowed and all sewerage disposal must be

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