MAR 11 12 00 PM 1954 BOOK 744 PAGE 189

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE AND PROTECTIVE COVENANTS APPLICABLE TO TERRACE GARDENS

The following restrictive and protective covenants are hereby imposed on all of the lots of the subdivision known as Terrace Gardens as shown on plat thereof recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "QQ" at Page 85. These protective covenants and restrictions are imposed not only for the benefit of the grantor but also for the benefit of each and every purchaser or owner of any of the said lots 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, 1976, 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 either prevent him or them from doing so or to recover any actual damages suffered by reason of any such violations.

Invalidation of any one of these covenants by judgment, Court Order or otherwise shall not in any way affect any of the other provisions, which shall remain in full force and effect.

The restrictive and protective covenants are as follows:

1. All of the said lots shall be used for single-family residences with no dwelling to exceed two stories in height, and no private garage shall exceed a three car capacity.

2. 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, and in no event shall a building be located on any of said lots nearer than 35 feet to the front lot line.

3. The sideyard building set-back lines shall be not less than 6 feet or 10% of the width of the lot, whichever is greater, up to a maximum requirement of 12 feet.

4. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.

5. No garage or accessory building shall be erected nearer than 5 feet to the side or rear lot line.

6. All one or two story dwellings constructed on any lot in this subdivision shall have not less than 1,200 square feet on the ground floor. In determining this floor space, carports, attached garages or porches shall not be included.

7. No noxious or offensive trade or practices which shall constitute a nuisance shall be carried on or conducted on any of the lots or any portion of the lots hereinabove referred to.

8. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal is available.

Continued on next page