THE STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO OGDEN ACRES, A SUBDIVISION NEAR THE CITY OF GREENVILLE, AS SHOWN BY PLAT, DATED SEPTEMBER 25, 1964 and RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK BBB, PAGE 27.

WHEREAS, the lots in the above named Subdivision are not subject to any protective covenants at this time, and

WHEREAS, WILLIAMS BUILDERS, INC. as the present owner of all lots shown on said plat, is desirous for providing for a general uniform scheme of quality, construction and appearance of all improvements to be built upon said property for the protection of itself and all future owners.

NOW, THEREFORE, in consideration of the covenants and promises contained herein, and of other good and valuable consideration, there is hereby imposed the following protective covenants and restrictions upon the sale, transfer or use of all lots in Ogden Acres Subdivision:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall be automatically extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

2. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to institute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages for such violation.

3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

4. All lots in the tract referred to above shall be known and described as residential lots and used for single family residential dwellings.

5. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed 2-1/2 stories in height.

6. No building shall be located nearer to the front lot line than 25 feet. No building shall be located nearer than 10 (%) of the width of the lot to any side lot line. No building such as a detached garage or other out-building located on the rear 1/4th of the lot shall be located nearer than 5 feet to any side lot line.

7. No residential structure shall be erected or placed on any building plot which has an area less than 15,000 square feet and a width of less than 50 feet at the front building setback line.

(Continued on next page)

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OLLIE FARNSWORTH
R.M.C.