

RESTRICTIVE COVENANTS for
THE STATE of SOUTH CAROLINA : ROLLING ACRES, as shown on plat
: thereof, recorded in the R.M.C.
COUNTY of GREENVILLE : Office for Greenville County, S.
C., In PLAT BOOK GGG at page 200+201

The undersigned, being the owner (s) of all of those lots of land in that certain sub-division known as ROLLING ACRES, as shown on plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GGG at page (s) 200+201, do (es) hereby impose the following covenants and restrictions upon all of the lots in said sub-division, and agree that the same shall be binding upon the undersigned, and upon all persons claiming said lots through the undersigned, that is, said covenants and restrictions shall run with the land, and shall be good, valid and effective until July 1, 1984, at which time the said covenants and restrictions shall automatically renew and extend themselves for a period of ten (10) years, and at the end of said extended period, they shall likewise renew and extend themselves for a like period of time, and repeat said operation successively at the end of each extension period, until and unless the majority of the then lot owners agree in a written instrument duly recorded to end and terminate said covenants and restrictions, the same being subject to such ending and termination on July 1, 1984, and at the end of any ten year period thereafter, either in whole or in part.

If the undersigned, or any successor or assign, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any real property situate in said subdivision to prosecute a proceeding at law or in equity, or any other appropriate suit or action, against the person or persons violating or attempting to violate said covenants or restrictions, and either prevent said violation or recover damages therefor.

Invalidation of any one or more of these covenants and restrictions by judgment or Court Order shall in no wise affect any of the other provisions herein, and they shall remain in full force and effect.

I

All lots in the said subdivision shall be known, designated and described as residential, and shall be used for residential purposes only. All structures commenced must be completed. There shall not be a flat roof on the main part of any building, and there shall be no outbuildings, except a detached garage, car-port and servant's quarters. Garage shall be limited to two cars. Except as aforesaid, no structure shall be erected, altered, placed or permitted to remain on any lot, other than one detached single family dwelling, and not to exceed two stories in height.

II

No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the said recorded plat. In any event, no building shall be located on any lot nearer than thirty-five (35') feet to the front line, nor nearer than twelve (12') feet to any side line, except a detached garage or servant's quarters, located nine (90') feet or more back from the front line may be located not nearer than five (5') feet to any side line. No residential structure shall be erected or maintained on any lot which has an area of less than Fifteen Thousand (15,000) Square Feet.

(Continued on next page)

GREENVILLE CO. S.C.
DEC 30 12 51 PM 1984
OLLIE L. WORTH
R.M.C.

C.A.R.
M.J.R.