STATE OF SOUTH CAROLINA ) RESTRICTIVE COVENANTS
OF GREENVILLE ) RESTRICTIVE COVENANTS
APPLICABLE TO O'NEAL ACRES

WHEREAS, it is the desire of W. H. Alford, as developer of a subdivision known as O'Neal Acres as shown upon a plat recorded in the R. M. C. Office for Greenville County in Plat Book "OOO", at Page 19 prepared by Campbell and Clarkson, Registered Surveyors, to impose certain restrictive covenants, reservations and easements on said property.

NOW, THEREFORE, the following covenants and conditions are hereby placed on this property:

- 1. The numbered tracts as shown on the aforesaid plat shall be held, used, conveyed, transferred subject to the within restrictions, covenants, reservations and easements. These restrictive covenants shall be binding upon all parties and persons claiming under them and shall run with the land for a period of twenty (20) years and then be extended automatically for successive periods of ten (10) years unless there is executed a written instrument duly recorded in which the majority of the owners do agree to modify, amend or abandon these restrictions.
- 2. If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any lot shown on the aforesaid plat to prosecute any proceeding at law or in equity under these covenants.
- 3. No numbered lot shall be used or occupied and no structure built within said subdivision except in conformance with the following:
  - (a) No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot;
  - (b) The dwellings placed thereon are to be used for single family dwellings only.
- 4. No dwelling shall be constructed on any lot nearer than fifty (50) feet to the front lot line nor nearer than twenty (20) feet to any side street line.
- 5. No dwelling shall be constructed on any lot nearer than ten (10) feet to any side lot line nor nearer than twenty-five (25) feet to any rear lot line.
  - 6. No outside toilets or privies shall be permitted on any lot.
- 7. A five (5) foot easement along all side and rear lot lines is reserved for drainage and utilities.
- 8. A ten (10) foot drainage easement on each side of the creek as shown on said plat is also reserved.
- 9. No residence shall be constructed on any lots containing less than 1000 square feet of floor space exclusive of porches, garages and breezeways.
  - 10. No mobile home shall be located on any lot closer than

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