

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

) BUILDING RESTRICTIONS AND PRO-  
) TECTIVE COVENANTS APPLICABLE TO  
) PROPERTY KNOWN AS "DEERFIELD  
) SUBDIVISION" SHEET I, GREENVILLE  
) SOUTH CAROLINA, AS SHOWN ON PLAT  
) RECORDED IN PLAT BOOK 8P AT  
) PAGE 14, DEVELOPED BY MAE BELLE  
) ESCO FANT AND JANICE FANT GILMORE

The undersigned, being the owners of all lots and tracts of land shown on plat of property known as Deerfield, Greenville, South Carolina, prepared by Freeland and Associates, January 29, 1981, do hereby impose on the lots and tracts, the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners it is agreed to change or abrogate said covenants in whole or in part. 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 person or persons owning any real property situate in said development or subdivision, to prosecute any proceedings 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 or other dues for such violation. Invalidation of any 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.

1. All numbered lots in the subdivision shall be known, designated and used as residential lots and no business, trade or commercial activity of any kind shall be conducted in any building or on any portion of said numbered lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling, and a private garage for not more than three cars and servants quarters for the sole use of employees of the owner of said dwelling. All greenhouses and buildings intended for the storage of tools, equipment, or other personal property of the lot owners must be approved by the architectural committee, hereinafter named.

2. No building shall be erected on any lot nearer to the front lot line or nearer to a side street line than fifty (50) feet except on corner lots where this restriction may be reduced or altered by the architectural committee hereinafter named. No building shall be located nearer than ten (10) feet on any side lot line. All buildings shall face toward the front line of the lot, unless otherwise designated by the architectural committee, and buildings to be constructed on corner lots shall face in the direction designated by the architectural committee.

3. No residential structure shall be erected on any lot in the subdivision with a ground floor area, if a single story building, of less than 2,400 square feet, or if more than one story, of less than 1,800 square feet on the ground level.

4. In computing area, only the heated floor space shall be considered, and open and screened porches, garages and basements shall be excluded.

5. No lot shall be cut or changed into a smaller lot or shall be faced in a different direction from that shown on said plat. One or more lots may be combined into one lot.

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