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Piedmont Corporation, the present owner of all lots in Block D on the attached plat of Grove Park Subdivision, recorded in Plat Book J, at pages 68 and 69, heretofore prepared and filed for record certain building restrictions applicable to the lots in said block, and at this time still owning all of the lots in said block, desires to change the restrictions as to the cost of a dwelling on all lots in Block D, hereby amends said restrictions as follows:-

"No dwelling shall be erected on any lot in Block D costing less than Two Thousand (\$2,000.00) Dollars."

This amendment shall be filed and attached to the plat of record above mentioned.

It is understood that all other restrictions as attached to the recorded plat shall remain unchanged.

PIEDMONT CORPORATION,

By James P. Moore  
President

And Chas P. Moore  
Secretary

Restriction

FILED THIS 30th DAY OF July 1940

AND RECORDED IN VOL. 7 OF Plats

AT PAGE 69

Ollie Farnsworth

Register Me - nes Compuango  
Greenville County, S. C.

2-69

*Revised Restrictive*

RESTRICTIVE COVENANTS FOR  
GROVE ROAD SUBDIVISION - Greenville, S. C.

(1) All lots in the tract shall be known and described as residential lots, and shall be for single family dwellings only. No dwelling shall be erected on less than two units. The two units on which said dwelling may be erected shall be at least 50 feet in width. (Exception to this is Lot 63, Block "A" and Lot 18, Block "D", both of which are above 50 feet in width).

(2) No dwelling shall be erected that shall cost less, when completed, than \$3,000 on the following lots:-

Lots 1 to 33 inclusive in Block A  
Lots 1 to 26 inclusive in Block B  
Lots 1 to 16 inclusive in Block C  
Lots 1 to 18 inclusive in Block D  
Lots 1 to 8 inclusive in Block E

No dwelling shall be erected that shall cost less than \$2,500 on lots 17 to 27 inclusive in Block C.

No dwelling shall be erected that shall cost less than \$2,000 on lots 9 to 28 inclusive in Block E.

(3) On Lots 1 to 16, Block C, no dwelling shall be erected nearer the front lot line than 40 feet or further than 50 feet.

On all the other lots in the subdivision, no dwelling shall be erected nearer the front lot line than 35 feet or further than 45 feet.

(4) No residential lot shall be re-subdivided into building plots having less than 6000 square feet in area, nor a width of less than 50 feet.

(5) No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may or become an annoyance or nuisance to the neighborhood.

(6) No trailer, basement, tent, shack or garage or barn, or other outbuildings shall be erected in this subdivision at any time, to be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(7) No race or nationality other than caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(8) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 30th, 1964, at which time such covenants and restrictions shall terminate.

(9) If the parties hereto, or any of them, their heirs or assigns shall violate or attempt to violate any of the covenants, or restrictions herein before January 30, 1964, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

(10) All streets shall be dedicated to the County of Greenville for perpetual maintenance.

These restrictions are filed for record with the plat of said subdivision said plat compiled by W. J. Riddle, Engineer, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, State of South Carolina.

RESTRICTIVE COVENANTS FOR  
GROVE PARK SUBDIVISION - Greenville, S. C.

(1) All lots in the tract shall be known and described as residential lots. No dwelling shall be erected on less than two units. The two units on which said dwelling may be erected shall be at least 50 feet in width. (Exception to this is lot 63, Block "A" and Lot 18, Block "D", both of which are above 50 feet in width).

(2) No dwelling shall be erected that shall cost less, when completed, than \$3,000 on the following lots:-

Lots 1 to 43 inclusive	in Block A
" 1 to 26	" in Block B
" 1 to 18	" in Block C
" 1 to 18	" in Block D

No dwelling shall be erected that shall cost less than \$2,500 on lots 17 to 27 inclusive in Block C.

No dwelling shall be erected that shall cost less than \$2,000 on lots 44 to 63 inclusive in Block A.

(3) On lots 1 to 18, Block C, no dwelling shall be erected nearer the front lot line than 40 feet or further than 55 feet.

On all the other lots in the subdivision, no dwelling shall be erected nearer the front lot line than 35 feet or further than 60 feet.

(4) No residential lot shall be re-subdivided into building plots having less than 6000 square feet in area, nor a width of less than 50 feet.

(5) No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may or become an annoyance or nuisance to the neighborhood.

(6) No trailer, basement, tent, shack or garage or barn, or other outbuildings shall be erected in this subdivision at any time, to be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

(7) No race or nationality other than Caucasian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(8) These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 30th, 1964, at which time said covenants and restrictions shall terminate.

(9) If the parties hereto, or any of them, their heirs or assigns shall violate or attempt to violate any of the covenants, or restrictions herein before January 30, 1964, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

These restrictions are filed for record with the plat of said subdivision said plat compiled by W. J. Riddle, Engineer, and recorded in the Office of the Register of Means Conveyance for Greenville County, State of South Carolina.