

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE  
 TO PROPERTY OF C. A. MARVIN, JR. AND J. M.  
 BUEF, AS SHOWN ON PLAT MADE BY WILSON S.  
 BEV S AND RECORDED IN THE R.M.C. OFFICE FOR  
 GREENVILLE COUNTY IN PLAT BOOK CC AT PAGE  
 143.

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book CC at Page 143.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1976, at which time said covenants shall be automatically extended for successive periods of 1 year unless by vote of a majority of the then owners of the lots it is agreed to change 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 other person or persons owning any real property situated 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 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.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 15 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.