STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO LOTS NOS.

1-43 AS SHOWN ON PLAT OF GREEN HILLS, MADE BY
PIEDMONT ENGINEERING SERVICE OCTOBER, 1954,
AND RECORDED IN PLAT BOOK HH AT PAGE 189.

WHEREAS, A. B. GREEN is the owner of a certain tract of land fronting on the Edwards Road, which has been subdivided into 43 lots as shown by the above referred to plat, and has proposed to develop said lots solely for residential purposes and to maintain a uniform scheme of construction, appearance, and alignment and design of residences to be built upon said property.

NOW, THEREFORE, A. B. Green as owner of all of said lots does hereby impose the following listed covenants and restrictions upon the sale, transfer and use of the property herein above referred to, which shall be binding upon the owner, his heirs and assigns; purchasers or transferees, their heirs and assigns until January 1, 1980, at which time these covenants shall be automatically extended for successive periods of ten years each, unless by a vote of the majority of the then owners of lots it is agreed to change these covenants in whole or in part:

- l. This property shall be used solely and exclusively for single family residential dwellings.
- 2. No lots shall be re-cut so as to face in any direction other than as shown on the recorded plat.
- 3. No residence shall be located on any lot nearer than 25 feet to the front lot line, and any such residence shall face toward the front line of said lot. No residence thall be nearer than 15 feet to any side street line.
- 4. No residence shall be erected on any lot at a cost less than \$12,000.00 based upon constructions costs levels prevailing at the date of the execution of these covenants. The ground floor area of the main structure, exclusive of open porches and garages, shall not be less than 1500 square feet. The exterior of all residences and other buildings to be constructed on said property shall be of materials other than concrete blocks.
- 5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence. No house-trailer shall be permitted on this property.
- 6. No residence of any kind shall be erected, placed or altered on any lot or lots in this subdivision until and unless the building plans, specifications and plot plan showing the proposed type of construction, exterior design and location of such residence have been approved in writing as to conformity and harmony of external design and plans are consistent with existing residences in the subdivision, and as to the location of the structure with respect to topography and finished ground elevation by a committee composed of A. B. GREEN, W. S. BRADLEY, AND LEO BATSON, or by a representative designated by the said committee. In the event of the death, resignation or absence of any member of said committee, the remaining number shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty (30) days after the plans, specifications and plot plan have been submitted to it, or in any event, if no suit to enjoin the erection of such residence or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required, and this covenant will be deemed to have been fully complied with. Neither the members of such committee nor its designated representatives, as the case may be, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee and of its designated representative shall automatically cease on and after August 1, 1979. Thereafter, the approval described in this covenant shall not be required, unless prior to the said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision, and duly recorded, appointing a representative or representatives who thereafter shall exercise the same powers previously exercised by the said committee.