STATE OF SOUTH CAROLINA)
)
)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO LOTS 13 THROUGH 24, AND 31 THROUGH 36 EXCLUSIVELY AS SHOWN ON PLAT OF GREEN VALE MADE BY PIEDMONT ENGINEERING SERVICE, SEPTEMBER 1954, RECORDED IN PLAT BOOK GG, AT PAGE 85, IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY.

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The following building restrictions and protective covenants are hereby imposed by the undersigned who are the owners of all lots in Green Vale, according to a plat thereof, recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 85. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1st, 1980, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners it is agreed to change said covenants in whole or in part.

If the undersigned, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other 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 one of the 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. 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 residential structure shall be erected or placed on any building plot which plot has an area of less than 11,000 square feet or a width of less than 80 feet at the front building set back line.

4. No residence shall be located on any lot nearer than 35 feet to the front lot line, and any such residence shall face toward the front line of said lot. No residence shall be nearer than 10% of the average width of said lots shown on plat to any side lines.

5. No residence shall be erected on any lot with a ground floor area of less than 1350 square feet exclusive of open porches and garages. The exterior of all residences and other buildings to be constructed of materials other than concrete blocks. No dwelling shall be permitted on any lot at a cost of less than $10,000.00, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all dwellings shall be of good workmanship and quality.

6. 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.

7. Sewage disposal shall be by municipal sewage disposal system or by septic tank complying with the specifications of the State Board of Health.

Book 559 Page 13 c
See Waiver of Restrictions Deed Book
Applies to Lot #31 only