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STATE OF SOUTH CAROLINELLY FAMORICOTIVE COVENANTS APPLICABLE TO

OUNTY OF GREENVILLE)

NEAR THE CITY OF GREENVILLE, SOUTH
CAROLINA, AS SHOWN BY PLAT DATED
SEPTEMBER 19, 1955, RECORDED IN THE
RMC OFFICE FOR GREENVILLE COUNTY,
PLAT BOOK GG PAGE 153.

WHEREAS, Hassie Roper McCarter, T. A. McCarter, Lillie Lee Roe and Christine Whitmire, Las the sole heirs at law and legatees, under the will of Yancey P. McCarter, are the owners of a certain tract of land situate on the southern side of the Edwards Road, said tract having been surveyed and sub-divided as a single subdivision by Piedmont Engineering Service and a plat thereof made in September 1955, showing Lots 1 through 50 inclusive which plat is recorded in the RMC office for Greenville County, Plat Book __G__,

WHEREAS, the owners propose to develop the said tracts solely for residential purposes and to maintain therein a general uniform scheme of quality construction, appearance and alignment in the construction, placement and design of residences to be built upon the said property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of the mutual covenants and promises herein contained, and other good and valuable considerations, the parties hereto do by these presents impose the following covenants and restrictions upon the sale, transfer or use of the property hereinabove described which shall be binding upon the parties hereto, their heirs, successors and assigns, purchasers or transferees until January 1st, 1980, at which time these covenants shall be automatically extended for successive periods of ten (10) years each unless, by the vote of a majority of the then owners of the lots, it is agreed to change these covenants in whole or in part:

- (1) This property shall be used solely and exclusively for single family residential dwellings.
- (2) This property shall not 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 to the front lot line than the building set back line, as shown on the recorded plat, and any such residence shall face towards the front line of the lot, except residences on Lots Numbers 1, 9, 10, 17, 22, 27, 37, 38 and 40, which shall face at an angle towards the intersection, as shown o the recorded plat. No residence shall be nearer than 10 feet to any side lot 1 line.
- (4) No one-story residence shall be constructed on any lot fronting on Yancey Drive or upon any lot fronting on McCarter Avenue west of the intersection of McCarter Avenue and Scotland Circle co taining less than 1400 square feet of floor space exclusive or porches, garages and breezeways. On the remainder of the lots as shown on the above mentioned plat fronting Scotland Cirde, Drexel Avenue and McCarter Avenue, which includes all lots on said plat lying east of Lots 22 and 43, no residence shall be constructed containing less than 1600 square feet of floor space exclusive of porches, garages and breezeways. The minimum square footage required on story and half houses is the same for the first floor as a one story house. On all full two story houses located in the subdivision, the minimum square footage will be 100 square feet of floor space completed on each floor. On all tri-level or split-level houses erected in said subdivision, fifty percent credit per s-uare foot will be given for completed and heated spaces on the ground floor or basement level.