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BOOK 621 PAGE 179

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GREENVILLE, S.C.
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RESTRICTIONS APPLICABLE TO LOTS IN SUBDIVISION KNOWN AS MONTVERDE
SECTIONS 1 & 2, PARIS MOUNTAIN, GREENVILLE, S.C.

1. All lots shall be known and designated as residential lots. No structure shall be erected, altered, or permitted to remain on any residential lot, other than a one-family dwelling except a private garage, a bonafide guest house and required housing for such domestic animals and household pets as are authorized by these restrictions to be kept upon the premises. It shall be permitted to construct attractive bath house facilities in the event a private swimming pool is placed on the lot.
2. Dwellings shall not be located on any lot nearer than thirty-five (35) feet to any side line, except that this shall not be construed so as to prevent one or more lots being used for the construction of a dwelling thereon.
3. No dwelling shall be erected on any lot appraising less than EIGHTEEN THOUSAND (\$18,000.00) DOLLARS (the structure exclusive of lot & water system), unless approved by the owners of said subdivision.
4. All sewerage disposal shall be by septic tanks or sewers meeting the approval of the State Board of Health or by municipal sewerage. No outside toilets will be permitted.
5. No tract/lot of land shall be re-cut or subdivided with the exception of a fifty (50) foot strip between lot 11 and lot 12 according to an amended plat.
6. No trailer, basement, tent, shack, garage or other outbuilding erected on this property shall at anytime be used as a residence, temporary or permanently; nor shall any structure of a temporary character be used as a residence. Notwithstanding the provision of this paragraph there may be erected on any residential lot, either subsequently or concurrently with the erection of a one-family dwelling, one guest house for occupancy only by bona fide guest/guests of the owner.
7. No outbuilding of any kind, including a residence, shall be built nearer than thirty-five (35) feet to any side line as shown on the plat of said property.
8. It is expressly understood and agreed that the purchasers shall comply with all rules and regulations governing Zoning Ordinances as set forth by the City of Greenville, and especially as to the set-back line which is more particularly shown on the plat of this subdivision.
9. No noxious or offensive trade or activity shall be carried on upon any lot; nor shall anything be done thereon which may be, or become any annoyance or nuisance to the neighborhood.
10. An easement is reserved to cover the rear five (5) feet of each lot for utility installation, maintenance, and drainage.
11. No residence or building shall be erected nearer to the front lot line than is indicated on the plat of said subdivision.
12. These restrictions shall be applicable to all lots in this subdivision and are to run with the land and shall be binding on all parties or persons claiming under them until Jan. 1, 1977, at which time said restrictions shall be automatically extended for successive periods of ten (10) years, unless by vote of the majority of the then owners of the lots, it is agreed to change said restrictions, in whole or in part.

(Continued on next page)

For Release of Restrictive Covenants see Deed Book 1073 at page 120.