STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO A PART OF SECTION 2 OF A SUBDIVISION KNOWN AS ORCHARD ACRES AS SHOWN ON PLAT RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, IN PLAT BOOK MM AT PAGE 147.

The following restrictions and protective covenants dated January 6th, 1960, are hereby imposed upon Lots Nos. 50 through 52 inclusive, Lots Nos. 64 through 79 inclusive, and Lots Nos. 110 through 117 inclusive, of a subdivision known as Orchard Acres, Section 2, as shown on plat of a part of said subdivision prepared by J. Mac Richardson, R.L.S., December, 1959, and recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 147. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1978, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdividers or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations.

Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. All lots in said tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot 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; provided, that one dwelling may be erected upon adjacent lots not exceeding three in number.

2. No building shall be located on any lot nearer to any front or side street line than the minimum building set-back lines as shown on the recorded plat and in no event shall any building be nearer to the front lot line than 30 feet or nearer to any side lot line than 8 feet, except that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected 5 feet from a side or rear lot line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line.

3. No dwelling shall be erected on any of the lots above designated, except Lots Nos. 50, 65, 72, 73A and 116, which contains less than 1,200 sq. feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways. No dwelling shall be erected on Lots Nos. 50, 65, 72, 73A and 116 which contains less than 1,050 sq. feet on its ground floor, exclusive of porches, carports, attached garages, and breezeways.

4. No lot shall be recut or resubdivided so as to reduce its street frontage to a lesser width than as shown on the recorded plat, nor shall any lot be resubdivided so as to contain a smaller total area than as shown on said plat.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

6. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

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