OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Protective Covenants applicable to all lots shown on plat of EBERHART COURT, recorded in Plat Book MMM at page 83, said Lots being number 1 through 6.

WHEREAS, G. D. Eberhart, as owner of a certain tract of land fronting on the eastern side of New Dunham Bridge Road, shown on plat, dated February 1966, recorded in Plat Book MMM at page 83, desires that all of said lots be used for residential purposes only; and

and a

WHEREAS, only Lot No. 1 has heretofore been sold and conveyed, which deed contained similar restrictions to those outlined herein;

NOW, THEREFORE, I, G. D. Eberhart, do hereby impose the following listed covenants and restrictions on the sale, use and transfer of all lots shown on the above mentioned plat, which covenants shall be binding upon all owners or purchasers, their heirs and assigns, until May 1, 1986, at which time they shall be automatically extended for periods of ten years, unless the majority of the then lot owners shall agree to change these covenants in whole or in part.

- 1. All of the aforementioned lots shall be used solely and exclusively for single-family residential dwellings.
- 2. Said lots shall not be re-cut so as to face in any direction other than as shown on said plat, nor shall said lots be re-cut so as to place more than one single-family dwelling upon any of said lots shown on said plat.
- 3. No residence shall be located on any lot nearer to the front street line nor side street line than the building setback lines shown on said plat.
- 4. No dwelling shall be erected on any lot containing less than 1300 square feet of floor space, exclusive of porches and breezeways.
- 5. The outer exterior walls of all dwellings shall be of other material than concrete blocks.
- 6. Sewage disposal shall be by Municipal sewage disposal or by septic tanks which shall be constructed in compliance with the regulations and specifications of the South Carolina State Board of Health.
- 7. All fuel oil tanks or containers shall be covered or buried under ground consistent with normal safety precautions.
- 8. No fences more than four feet in height shall be built across the front of the lots or along the side lines in front of the building setback line shown on said plat.
 - 9. The owner reserves the right to permit the installation

(Continued on next page)