

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

PROTECTIVE COVENANTS

WHEREAS the lots of the Northside Development Company in White Oaks Sub-division at the intersection of State Highways 29 and 291 Chick Springs and Butler Townships, Greenville County, South Carolina, said property being more particularly described and delineated on a plat of White Oaks Subdivision dated August 1946 and recorded in the R. M. C. Office for Greenville County in Plat Book P, page 97, have no deed restrictions and it is the desire of the owner to adequately protect the property for itself and future owners.

NOW THEREFORE in consideration of the mutual advantages to the grantor, Northside Development Company, and all future grantees, that will accrue to said parties hereto, it is hereby covenanted and agreed that all of the lots in this subdivision shall be subject to the following restrictions or protective covenants.

1. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1966, at which time said Covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

2. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated 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.

3. Invalidation of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

4. All lots in that tract shall be known and described as residential lots, (except Area A on plot above referred to)

5. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars, except on lots 98 thru 104 and lots 28 & 29.

6. No building shall be located nearer to the front lot line or nearer to the side street line than the building set back lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 30 feet to the front lot line, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located on rear one-fourth (1/4) of lot, shall be located nearer than 5 feet to any side lot line.

7. No residence or attached appurtance shall be erected on any lot farther than 50 feet from the front lot line, except on those lots fronting on Highways 29 and 291.

8. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet or a width of less than 60 feet at the front building setback line.

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 an annoyance or nuisance to the neighborhood.

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

11. The ground floor area of the main structure, exclusive of one-story open