

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS.

The following protective and restrictive covenants are hereby imposed on all the lots as shown on a plat of property of Victor-Monaghan Company Division of J. P. Stevens & Co., Inc., Development No. 2 made by Dalton & Neves, Engineers, April, 1947, which plat is recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book P, at page 119.

(1) No portion thereof shall be used for any purposes other than single family residences for white persons only, except as servants of occupants, and shall never be sold, rented or otherwise disposed of to any person other than an American of the white or caucasian race, or to be used in any manner which may render neighboring property less desirable for residential purposes.

(2) No trailer, basement, tent shack, garage, barn or other outbuildings erected on any of said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted nor shall any part of said property be used as a tourist or trailer camp.

(3) Not more than one dwelling shall be erected on any lot shown on said plat. (Provided, however, this prohibition shall not prevent the erection of servants' quarters appurtenant to the dwelling), nor shall any lot or lots shown on said plat be re-cut or subdivided and the facing of the lots shown on said plat shall be adhered to.

(4) No residence shall be erected on any lot which shall cost, excluding the lot, less than \$2500.00.

(5) J. P. Stevens & Co., Inc., owner of the properties shown on the plat above referred to, reserves to itself, its successors and assigns, the right to place or authorize the placing of gas, water and sewer pipes, telephone, telegraph, light and power lines and any other instrument of public utility over or under any street, avenue, road, alley or park at any time without compensation to any lot owner, except that the premises shall be left in as good condition as before.

(6) No surface closet shall ever be used on any portion of said properties but only septic tanks and other sanitary sewers.

(7) No building shall be erected nearer than 30 feet to the front lot line of the street upon which said lot faces or closer than five feet to any side lot line.

It is further mutually covenanted and agreed that these covenants and restrictions shall be construed as restrictions and not as conditions subsequent, and shall run with the land and be binding on all of the parties hereto, their successors, heirs, and assigns and upon all parties claiming under them until January 1, 1968, at which time said covenants and restrictions shall terminate, unless all, or any of them, are extended for additional periods of time by appropriate provisions; and provided further, that any such extensions shall not affect creditors or purchasers in good faith without notice unless duly recorded.

These restrictions are intended for the mutual advantage and protection of J. P. Stevens & Co., Inc., the present owner of the entire subdivision shown on the above plat, its successors and assigns, and all parties acquiring title to any portion of said subdivision and shall be binding on J. P. Stevens & Co., Inc., its successors and assigns as to all the lots in said subdivision.

If J. P. Stevens & Co., Inc., or any of its successors or assigns shall violate or attempt to violate any of the restrictions contained herein before January 1, 1968, it shall be lawful for, and it is the intention of these presents, to give any other party owning any portion of the property herein described the right to prosecute any proceeding