

Protective Covenants applicable to Paris Heights according to plat of Paris Heights prepared by Piedmont Engineering Service, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book Y, at page 65, excluding those unnumbered lots shown on said plat and marked "S"

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until October 7, 1971, 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.

If the parties hereto, or any of them, or their heirs or assigns, shall 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 sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing so or to recover damage or other dues for such violation.

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.

A. All lots in this tract, except those unnumbered lots marked "S" on the above plat, are specifically reserved for residential purposes exclusively. No structure shall be erected, altered, placed or permitted to remain on any residential lot or lots other than one detached single family dwelling. Dwellings are not to exceed two and one-half stories in height and a private garage for not more than three automobiles and such other out buildings incidental to residential use of the lot or lots.

B. No building shall be located on any residential building lot nearer than 30 feet to the front line nor nearer than 5 feet to any side line nor nearer than 10 feet to the rear line of the said lot or lots.

C. No residential structure shall be erected or placed on any residential building lot, which lot has an area of less than 7500 square feet or a width of less than 50 feet at the front building set-back line.

D. 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 a nuisance to the neighborhood.

E. No trailer, basement, tent, garage, barn or other out buildings 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 resident.

F. No dwelling costing less than \$4,000.00 shall be permitted on any lot in this tract. The ground floor area of the main structure, exclusive of one-story open porches, and garages shall be not less than 650 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two, or two and one-half story structure.

G. An easement is reserved over the rear five feet of each lot and five feet on each side line for utility installation, maintenance and drainage.

H. All sewer disposal shall be by septic tanks, meeting the approval of the State Board of Health, until such time as municipal sewage disposal is made available.

WITNESSES:

Ross Carter

David G. Traxler

William B. Traxler

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PERSONALLY appeared before me Ross Carter and made oath that she saw the within named David G. Traxler sign, seal and as his act and deed deliver the within written protective covenants and that she with William B. Traxler witnessed the execution thereof.

Sworn to before me this 20 day GREENVILLE CO. S. C.  
of January, A. D., 1951.

William B. Traxler  
Notary Public for South Carolina

JAN 20 10 52 AM 1951 Ross Carter

OLLIE FARNSWORTH  
R.M.C.

Recorded January 20th. 1951 at 10:52 A. M. #1657