

STATE OF SOUTH CAROLINA) PROTECTIVE COVENANTS FOR
 COUNTY OF GREENVILLE) PROPERTY OF GREENVILLE
 MOTOR BOAT CLUB, INC.

WE THE UNDERSIGNED, Claude F. Cato, Jr., Trustee for Claude F. Cato, Jr., Arthur Delaney and George Guy, being the owners of Lots 3, 4, 5, 6, 8, 9, 18, 19, 20, 21, 22, 23, 24, 25, 35, 36, 37, 38 and 39, as shown on a plat of the property of Greenville Motor Boat Club, Inc. made by Dalton and Neves, dated August 1949 and recorded in the R. M. C. Office of Greenville County, South Carolina in Plat Book "Y" at page 21, reference to said plat being craved for a metes and bounds description of each lot; Mildred E. Whitmire, Executrix of the estate of Beverly T. Whitmire, having authority to restrict Lots 1, 2, ~~3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43~~ 41, 42 and 43 owned by the estate of Beverly T. Whitmire as shown on a plat of the property of Greenville Motor Boat Club, Inc. made by Dalton & Neves, dated August 1949 and recorded in the R. M. C. Office of Greenville County, South Carolina in Plat Book "Y" at page 21, reference to said plat being craved for a metes and bounds description of each lot; and James Hoyt Long, Cecil D. Long and John Oliver Long, owning a majority, undivided interest in Lot No. 7, as shown on a plat of the property of Greenville Motor Boat Club, Inc. made by Dalton & Neves, dated August 1949 and recorded in the R. M. C. Office of Greenville County, South Carolina in Plat Book "Y" at page 21, reference to said plat being craved for a metes and bounds description of said lot, and reference also being craved to a deed recorded in Deed Book 583 at page 271 in the R. M. C. Office of Greenville County, South Carolina, do hereby agree that the covenants and restrictions hereinafter set forth shall apply to and be binding on all the above-described lots, in consideration of their mutual promises, and shall be binding on all parties and all persons claiming under them. 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 proceeding at law or equity against the person violating or attempting to violate such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot 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.

DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$11,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 1400 square feet for a dwelling of more than one story.

BUILDING LOCATION. No building shall be located on any lot nearer than 40 feet to the front lot line nor nearer than 25 feet to the side street line, nor nearer to any side lot lines than 10% of the lot width on either side, lot width here used meaning the point at which house is to be located on the lot. There is reserved on all of the above-mentioned lots a five (5) foot drainage and utilities easements on all side and rear lot lines. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot

LEHMAN ADWELL MOSELEY, JR.
 Attorney
 TRAVELERS REST, S. C.

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