

ties Corporation of South Carolina fails to approve or disapprove such design or location within thirty days after such plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant shall be deemed to have been fully complied with.

3. Unless the written consent of Liberty Properties Corporation of South Carolina is obtained, no portion of the within described premises, other than that covered by buildings approved as hereinbefore specified, shall be used for any purpose other than that of a lawn; nothing herein contained, however, shall be construed as preventing the use of the same for walks, drives, private swimming pools, tennis courts and other appropriate private recreational facilities, the planting of trees or shrubbery, the growing of flowers, or ornamental plants, or statuary, fountains or similar ornamentations, for the purpose of beautifying said premises, but no vegetables nor grains of the ordinary garden or field variety shall be grown thereon without the written approval of Liberty Properties Corporation of South Carolina. No weeds, underbrush or other unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

4. No trade, commercial enterprise of any type, and no noxious or offensive activity shall be carried on upon this property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or other out-building 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.

6. The floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 2,000 square feet nor in the case of a one and one-half, two or two and one-half story structure, shall the ground floor area be less than 1,500 square feet.

7. No building shall be located nearer to the front line of the property or nearer to the side street line than the building set-back line shown on the plat recorded in Office of the R.M.C., Greenville County, in Book QQ, at pages 2 and 3. No building shall be located nearer to any interior side line than the distance represented by ten per cent of the width of the lot (at the building set-back line) on which said building is to be located. The main structure erected on said property shall face East Roundhill Road. And, provided, further, with the written approval of Liberty Properties Corporation of South Carolina, any such building may be permitted to face the golf course.

8. In addition to drainage easements shown on the plat recorded in Office of the R.M.C., Greenville County, in Book QQ, at pages 2 and 3, a five-foot easement is reserved along all property lines for drainage and utility installation and maintenance.

9. No surface closet shall ever be used on any portion of the property. Until such time as public sewerage disposal facilities shall be available, all sewerage disposal shall be by septic tanks, or other underground disposal facilities approved by the appropriate public health authorities.

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