

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RESTRICTIVE COVENANTS APPLICABLE TO KINGSWOOD

WHEREAS, it is the desire of A & B Properties, Inc., as developer of a subdivision known as Kingswood as shown upon a plat recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 18, prepared by R. B. Bruce, Registered Surveyor, to impose certain restrictive covenants, reservations and easements on said property.

NOW, THEREFORE, the following covenants and conditions are hereby placed on this property:

1. All of the numbered tracts as shown on the aforesaid plat (being 46 in number) shall be held, used, conveyed and transferred subject to the within restrictions, covenants and easements. These restrictive covenants shall be binding upon all parties and persons claiming under them to run with the land for a period of twenty (20) years and then be extended automatically for successive periods of ten (10) years unless there is executed a written instrument duly recorded in which the majority of the owners do agree to nullify, amend or abandon these restrictions.
2. If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any lot shown on the aforesaid plat to prosecute any proceeding at law or in equity under these covenants.
3. No tract shall be used or occupied and no structure built within said subdivision except in conformance with the following:
 - (a) No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot;
 - (b) The dwelling places thereon shall be used for residential purposes only;
 - (c) No more than one dwelling shall be constructed on each lot as numbered on the plat;
4. No building shall be constructed on any lot nearer than forty (40) feet to the front lot line nor nearer than twenty (20) feet to any side street line.
5. No dwelling shall be constructed on any lot nearer than ten (10) feet to any side lot line nor nearer than twenty-five (25) feet to any rear lot line.
6. No outside toilets or privies shall be permitted on any lot, and the sewage disposal shall be the same as that approved by the Greenville County Health Department.
7. A five (5) foot drainage easement along all side and rear lot lines is reserved for drainage and utilities. Further, all drainage easements as shown on the recorded plat are also reserved.
8. Easements as shown on the recorded plat are also reserved.