

TITLE TO REAL ESTATE

BUILDING RESTRICTIONS APPLICABLE TO AUGUSTA HEIGHTS NEAR GREENVILLE, S. C.

These Covenants are to run with the land and shall be binding on all parties and all person claiming under them until January 1, 1969, at which time said Covenants shall be automatically extended for successive periods of 10 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, 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 proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages 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 the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two and one-half stores in height and a private garage for not more than 2 cars and storage space or servants quarters.

B. No building shall be located on any residential building plot nearer to the front line than the building line shown on a map of Augusta Heights nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 8,000 square feet or a width of less than 55 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 nuisance to the neighborhood.

E. No trailer, basement, tent, shack, garage, barn, or other outbuilding 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.

F. No single family dwelling costing less than \$2500.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 600 square feet in the case of a one-story structure nor less than 500 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 5 feet of each lot for utility installation and maintenance.

H. No lot shall be sold, rented or otherwise disposed of to or occupied and used by any person of African descent, except that this covenant shall not prevent occupancy by domestic servants domiciled with an owner or tenant.

I. All sewage disposal shall be by septic tank, meeting the approval of the State Borad of Health, or by the municipal sewerage system.

These restrictions shall be recorded in the R. M. C. Office for Greenville County, S. C., and reference thereto shall be made on the recorded plat of said property, and all deeds conveying any part of this subdivision shall contain said restrictions by reference being made to the book and page in the R. M. C. Office for Greenville County where said restrictions are recorded. In witness whereof I have hereunto set my hand and affixed my seal this the 25th day of April, 1941.

In the presence of:

Margaret D. Smith
Patrick C. Fant.

C. J. McKinney (L. S.)

State of South Carolina,
County of Greenville.

Personally appeared before me Margaret D. Smith who, being duly sworn, says that she saw the within named C. J. McKinney sign, seal and as his act and deed execute the foregoing

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