

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE,

RESTRICTIVE COVENANTS FOR BLOCKS G.
AND H., SECTION 4, BLOCK I, SECTION 5,
AND PARTS OF BLOCKS J, K, AND L, OF
SECTION 5, EAST HIGHLAND ESTATES.

The following protective and restrictive covenants are hereby imposed on all the lots in Block I, Section 5, Blocks G. and H. of Section 4, and lots 1, 2, 3, 4, 5, and 6 of Block J., Section 5, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Block L, Section 5, and lots 1, 6, 8, 10, 12, 14 and 16 of Block K, Section 5 of East Highland Estates as shown on a plat recorded in the office of the R. M. C. for Greenville County in Plat "Book" "K" at page 78-79 & 80. These covenants and restrictions are imposed not only for the benefit of the grantor, but also for the benefit of each and every purchaser of any of the aforesaid lots, and their heirs and assigns. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1966, at which time the said covenants shall be automatically extended for successive periods of ten years unless by a majority of the ten owners of the lots it is agreed to change the 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 of the said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants 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.

1. All of the above mentioned lots shall be known as residential lots. No structures shall be erected, altered, placed or permitted to remain on any of the said lots 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 three cars, and servant's quarters and other outbuildings incidental and appertenant to the residential use of the said lots.

2. No buildings shall be located nearer to the front line or nearer to the side street line than the building set back lines shown on the recorded plat. In any event, no building shall be located on any residential building lot nearer than fifty (50) feet to the front line, nor nearer than ten (10) feet to any side street line. No building, except a detached garage or other outbuilding located one hundred (100) feet or more from the front line of the said lot, shall be located nearer than ten (10) feet to any side lot line.

3. No lot shall be subdivided or cut so as to face in a different direction than that shown on the recorded plat, and no structure shall be erected on placed on any of the property described herein where the lot has an area of less than 9,000 square feet or a width of less than sixty (60) feet at the front building set back line.

4. No lot shall be sold to or occupied by any person of the colored race, except that persons of the colored race may occupy servant's quarters appertenant to a dwelling conforming to covenant 1 herein.

5. 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 any annoyance or nuisance to the neighborhood, and the said lots shall be used exclusively for residential purposes.

6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on any of the said lots 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.

7. No dwelling costing less than Twenty-five hundred (\$2,500.00) Dollars shall be permitted on any of the lots in Block I, Section 5, or on any of the lots set out above in Block J, K, and L, of Section 5, and no dwelling costing less than Two thousand (\$2,000.00) Dollars shall be permitted on any of the lots in Block G, and H of Section 4. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 800 square feet in case of a one story structure nor less than 650 square feet in the case of a one and one-half, two, and two and one-half story structure.

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

IN WITNESS WHEREOF, I, T. C. Gower and Gonyers-Gower, Inc. do hereunto set our hands and affix our seals the 24 day of February, 1941, A. D.
In the Presence of:

Henry Fairchild
Geo. W. Johnson

T. C. Gower (SEAL)

Gonyers-Gower, Inc. (SEAL)
BY: T. C. Gower, Vice Pres.



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