

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

BUILDING RESTRICTIONS APPLICABLE TO
STONE ESTATES, BELONGING TO T. C. STONE,
INDIVIDUALLY AND AS TRUSTEE, E. E. STONE,
AND HARRIET M. STONE, INDIVIDUALLY AND AS
TRUSTEE FOR E. E. STONE.

THE FOLLOWING BUILDING RESTRICTIONS are hereby imposed by the undersigned, who are the owners of a majority of the lots shown on plat of Stone Estates made by C. M. Furman, Jr., December, 1931, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book G at page 292.

It is understood that the property owned by the above parties shall be subject to the following restrictions which are imposed for the benefit of the undersigned, their heirs, successors and assigns, and invalidation of any one of these restrictions 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 lots in the tract shall be known and described as residential lots and no structure shall be erected or placed thereon other than a one-family dwelling not to exceed $2\frac{1}{2}$ stories in height and a private garage for not more than two cars. In addition, servants quarters for domestic servants of the occupants of the main dwelling and outbuildings appurtenant to the main dwelling may be erected thereon.

2. The front building lines shall be 35 feet from the street and same shall be adhered to and no building shall be erected nearer to any side lot line than 5 feet. No lot or combination of lots shall be re-cut so as to have a frontage of less than 50 feet.

3. No dwelling shall be erected on any lot in said tract, costing less than \$5,000.00 when completed.

4. This property shall not be sold, rented, leased or otherwise disposed of to any person of African descent.

5. No obnoxious 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.

6. No trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used at any time as a residence either temporarily or permanently, nor shall any temporary structure be used as a residence.

7. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by the municipal sewerage system and no surface closet shall be used at any time.

8. An easement is reserved over the rear five (5) feet of each lot for public utilities installations and maintenance.

9. These covenants are to run with the land and shall be binding on all parties hereto, their heirs, successors and assigns and all persons claiming under them until January 1, 1967, at which time said covenants shall automatically be extended for successive periods of ten years each unless by a vote of the majority of the then property owners it is agreed to change said covenants in whole or in part.

10. If the parties hereto or any of them or their heirs, successors 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 situate in said development 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 violations.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 30th day of August, 1946.