

TITLE TO REAL ESTATE

January 1, 1971. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

8. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat.

9. No residential structure shall be erected or placed on any building plat, which plot has an area of less than 7500 square feet or a width of less than 60 feet at the front building set-back line.

10. 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.

11. 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 resident.

12. No dwelling costing less than five thousand dollars 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 750 square feet in the case of a one-story structure nor less than 600 square feet in the case of a one and one-half, two or two and one-half story structure.

13. Easements for utility installation and maintenance are reserved as shown on the recorded plat and over and across all lots as shown on said recorded plat.

14. No fences of any type shall be erected on any residential lot in front of the front wall of the dwelling located on said lot, except that a fence not in excess of three feet in height will be permitted to be located between the front wall of the house and the street, and provided such fence so erected shall not be closer to the street than one-half the distance of the set-back line and shall not be any greater in width or length than the width of the dwelling located on such lot.

15. No lot or lots shall be sold to persons of any race other than the caucasian race and no persons of any race other than the caucasian race shall use or occupy any building on any lot except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with owner or tenant.

In Presence of:

Wesley M. Walker

Mary S. Wilburn

Woodfields, Inc.

BY: B. R. O'Neall

President

And: L. W. Carter

Secretary.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Personally appeared before me Mary S. Wilburn and made oath that she saw the within named Woodfields, Inc., by its duly authorized officers, B. R. O'Neall, President and L. W. Carter, Secretary, sign, seal and, as its act and deed, deliver the within written instrument for the uses and purposes herein mentioned, and that she with Wesley M. Walker witnessed the execution thereof.

Sworn to before me this 30th day of October, 1947.

Mary S. Wilburn.

Wesley M. Walker (L. S.)

Notary Public, S.C.

Recorded November 13th, 1947 at 11:07 A. M. #22785. BY:E.G.