

STATE OF SOUTH CAROLINA    0  
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COUNTY OF GREENVILLE    0

RESTRICTIVE AND PROTECTIVE  
CONVENANTS APPLICABLE TO  
MAYFAIR ESTATES

The following Restrictive and Protective Covenants are hereby imposed on Mayfair Estates, a subdivision, as shown on a Plat recorded in Plat Book "S" , page 72 & 73, R. M. C. Office for Greenville County, S. C. These covenants and restrictions are imposed not only for the benefit of the grantors but also for the benefit of each and every purchaser of any of the said property, their heirs and assigns. If the parties hereto, their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either prevent him or them from so doing or to recover damage or other dues for such violation:

1. No buildings other than a single family residence, except garages, garage apartment or other small buildings used for domestic purposes solely, shall be built, erected, or moved upon said land, except on lots 7 through 15, block "B" of said addition, where multiple family units may be constructed.
2. No part of any structure built upon said land shall be nearer to the front property line on any street than thirty feet, or nearer any side property line than five feet.
3. No buildings shall be built, erected, or moved upon any lot which has less than fifty feet of street frontage.
4. The premises shall not be owned or occupied by Negroes or persons of Negro blood, provided that this shall not be construed to prevent the living upon the premises of any person who is employed for domestic purposes by the occupants of the dwelling on said land.
5. No fences which exceed three feet in height shall be built, erected or moved upon the premises nearer than thirty feet from the front property line.
6. No residence containing less than 850 square feet, exclusive of porches and garages, shall be built, erected or moved upon the premises. If not of masonry construction, all structures shall, before being occupied, be painted on the exterior with two coats of paint, nor shall any structure be occupied as a dwelling unless restriction number seven, immediately following, has been complied with. This shall not be construed to mean that an apartment adjoining or above a garage may not be built at any time upon the rear one-third of the premises.