

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.)

AGREEMENT AS TO RESTRICTIONS

AUG 30 4 34 PM 1974

WHEREAS the undersigned are the owners of all of the following lots and tracts of land, to-wit: Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, and 23 all of which are shown more fully on plat of property of T. Link prepared by W. D. McBrayer, Surveyor, May 24, 1937, which plat is recorded in Plat Book D, page 248, R. M. C. Office for Greenville County, S. C., and Plat Book W, page 61, said R. M. C. Office,

WHEREAS the owners of said lots are desirous of placing thereon certain building and property restrictions in order to adequately protect their respective properties.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

THAT for and in consideration of the mutual covenants between the parties to this agreement as herein after set forth and in consideration of the mutual benefits that will accrue for each of said parties, the parties to this agreement do hereby covenant, contract and agree as follows:

1. That the covenants and restrictions hereinafter set forth shall be binding on all parties to this agreement and all persons claiming under them until January 1, 1975 at which time said covenants shall be automatically extended for a successive period of ten (10) years unless by vote of the majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

2. That the undersigned their heirs, administrators, executors or assigns shall not violate or attempt to violate any of the covenants herein and that should such a violation or attempt to violate occur, it shall be lawful for any other person or persons owning any of the lots above designated 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.

3. That 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.

RESTRICTIVE COVENANTS:

A. All of the lots above designated shall be known and designated as residential lots. No structure or structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single-family dwelling and a private garage for not more than three (3) cars and servants quarters per family.

B. No building shall be located nearer to the front lot line of each of said lots than thirty-five (35) feet nor nearer than ten (10) feet to any side street line. No building except a detached garage or other out building located eighty (80) feet or more from the front lot line, shall be located nearer than five (5) feet to any side lot line.