

- Page Two -

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7000 square feet or a width of less than 60 feet at the front building setback line.

4. 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.

5. No trailer, house tent, tent, shack, garage, barn, or other outbuilding 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 residence.

6. No dwelling shall be permitted on any lot at a cost of less than \$8000.00 based upon cost levels prevailing on the date of these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet for a one-story dwelling, nor less than 1,000 square feet for a dwelling of more than one story.

7. This property shall not be recut so as to face any direction other than as shown on the recorded plat thereof.

8. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Greenville, South Carolina, this the 6th day of September, A.D. 1952.

IN THE PRESENCE OF:

Robert W. Charles
Elizabeth H. Linsley

J. B. Bebb (SEAL)
C. A. Ham (SEAL)