

FILED
GREENVILLE CO. S. C.

DEC 6 9 02 AM 1952

WILLIAMS, BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS
 STATE OF SOUTH CAROLINA) APPLICABLE TO PROPERTY OF WM. M. EDWARDS, AS
 : SHOWN ON PLAT MADE BY DALTON & NEVES IN JANUARY,
 COUNTY OF GREENVILLE) 1952, RECORDED IN THE R. M. C. OFFICE FOR
 GREENVILLE COUNTY IN PLAT BOOK S___ at Page 12.

The following building restrictions or protective covenants are hereby imposed by the undersigned, who are the owners of all lots as shown on plat recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book S___ at Page 12.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1976, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the present or any future owner of any of said lots as shown on said plat, or their heirs and 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 situated in said development or subdivision 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. 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.

(1) No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars.

(2) No building shall be erected on any residence lot nearer than 60 feet to the front line of said lots, nor nearer than 15 feet to any side street line. No building, except a detached garage or other out building located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.