

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RESTRICTIONS AND COVENANTS, RELATING TO A SUBDIVISION
 IN THE CITY OF GREENVILLE, STATE AFORESAID, KNOWN AS
 CARVER PARK ADDITION.

The Caine Realty & Mortgage Company which has heretofore purchased a tract of land located in a section known as Nicholtown, in the City of Greenville, State aforesaid, and subdivided and cut said tract of land into lots as shown on plat of Carver Park Addition made in February, 1953, by the Piedmont Engineering Service and recorded in the R.M.C. Office for Greenville County in Plat Book DD, page 71, does hereby impose upon all said lots in said subdivision, except lots 22 and 23, the following covenants and restrictions, which shall run with the land and be binding on the Caine Realty & Mortgage Company, its successors and assigns and all those who may hereafter acquire title to any of said lots.

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

(2) No dwelling costing less than \$5000.00 shall be erected on the following lots, to wit: Lots One, Two, Three, Four, Five, Twenty-seven, Twenty-six, Twenty-five and Twenty-four. The ground floor area of such dwelling, exclusive of porches and garages, shall not be less than 700 square feet in the case of a one-story dwelling, nor shall said ground floor area, exclusive of porches and garages, be less than 500 square feet