

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO PROPERTY
OF JOHN G. WILSON AND GRAVES H. WILSON ON
CYRUS COURT, GALPHIN DRIVE, AND HILLROSE
AVENUE, GREENVILLE, SOUTH CAROLINA

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to all lots in that certain tract of land in the City of Greenville, Greenville Township, Greenville County, State of South Carolina, being shown on a plat of the property of John G. Wilson in the R. M. C. Office for Greenville County in Plat Book "W" at page 163, and the property of John G. and Graves H. Wilson as shown in Plat Book "HH" at page 23.

II. LAND USE AND BUILDING TYPE. 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 stories in height and a private garage for not more than two cars.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee of John G. Wilson, Estelle H. Wilson and Graves H. Wilson as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.

IV. DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$15,000.00 based upon cost levels prevailing on the date 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 of the main structure, exclusive of one-story open porches and garages, shall be not less than 1500 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one-story.

V. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. No building shall be located nearer than ten per cent of the width of the lot to any side lot line. No accessory building, such as a private garage, shall be located nearer than 5 feet to any lot line. No residential building shall be located nearer than 30 feet of the rear lot line. Buildings shall face as follows on the lots designated in Plat Book "W" at page 163; Lot # 1 toward Galphin Drive; Lots # 2, 3, 4, 5, 6 and 7 toward Cyrus Court; Lots # 9 and 10 toward Hillrose Avenue; and Lot # 8 the option to face the corner diagonally, or either Galphin Drive or Hillrose Avenue. Buildings on Lots # 1 through 3 in Plat Book "HH" at page 23 shall face Galphin Drive.

VI. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet, nor shall any lot be re-cut or sub-divided.

For Release of Restrictions See Plat Book 675 Cases 5-45