

APR 1 3 19 1955

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE  
 TO LOTS TEN (10) THROUGH SEVEN-  
 TEEN (17) INCLUSIVE, ACCORDING  
 TO PLAT OF THE PROPERTY OF MARY  
 G. TRAXLER, RECORDED IN THE REC  
 OFFICE IN PLAT BOOK II, PAGE 97.

WHEREAS, EVELYN T. CHAPMAN, individually and as trustee, EMILY T. PURDUM and MRS. BYRD TRAXLER, individually and as trustee, are the sole owners of Lots Nos. ten (10) through seventeen (17) on the Easterly side of Ioka Street, in the City of Greenville, South Carolina, more definitively described by plat of the property of Mary G. Traxler prepared by Dalton and Neves, June, 1937, recorded in the R. S. Office for Greenville County, South Carolina, in Plat Book II, at page 97, desire to restrict the said lots to be used solely for single family residential purposes in order to maintain a general uniform scheme of quality construction, appearance and alignment of residences to be built on the said lots:

NOW, WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Evelyn T. Chapman, individually and as trustee, Emily T. Purdum and Mrs. Byrd Traxler, individually and as trustee, do by these presents impose the following listed covenants and restrictions upon the sale, transfer and use of Lots Nos. ten (10) through seventeen (17) inclusive, on the Easterly side of Ioka Street, in the City of Greenville, South Carolina, according to a plat of the property of Mary G. Traxler, which covenants and restrictions shall be binding upon the present owners, their successors, assigns, purchasers and transferees, and upon their heirs, legal representatives and assigns, until March 1, 1980, at which time these restrictions and covenants shall be automatically extended for successive periods of ten (10) years each, unless by a majority of the then owners of the said lots, it shall be agreed to change these covenants in whole or in part:

- (1) This property shall be used solely and exclusively for single family residential dwellings.
- (2) This property shall not be re-cut so as to face in any other direction than is shown on the recorded plat.
- (3) No residence shall be located on any lot nearer than fifty (50) feet to the front lot line, nor nearer than five (5) feet to any side lot line or side street line, nor nearer than fifty (50) feet to the rear line thereof.
- (4) The minimum permitted ground floor area of the main structure, exclusive of one-story open porches and garages shall not be less than fourteen