

STATE OF SOUTH CAROLINA ) BUILDING RESTRICTIONS APPLICABLE TO  
COUNTY OF GREENVILLE ) HUGHES HEIGHTS, A SUBDIVISION OF THE  
ESTATE OF T. T. HUGHES, SR. LOCATED  
NEAR GREENVILLE, SOUTH CAROLINA.

We, the undersigned Jennie B. Hughes (life tenant), T. T. Hughes, individually and as Executor and Fannie G. Horton, individually and as Executrix of the Estate of T. T. Hughes, the owner of all the lots of Blocks A, B, C and D, of Hughes Heights Subdivision, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book GG at pages 122 and 123, hereby agree that the covenants and restrictions hereinafter set forth shall apply to said property and shall be binding on all parties and all persons claiming under them until May 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a 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 parties hereto, or any of them, or their heirs or 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 situate 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 in no wise affect any of the other provisions which shall remain in full force and effect.

1. No building shall be located on any residential building lot nearer to the front lot line than the building set back line shown on the recorded plat, nor nearer than 10 feet to any side street line. No building except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 5 feet to any side street line.

2. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet and width of less than 65 feet at the front building set back line.

4. No dwelling shall be permitted on lots 1 through 6 of Block A, having a ground floor area of the main structure, exclusive of one story open porches, breeze-ways, and garages or car ports of less than 950 square feet for a one story dwelling, or less than 850 square feet in the case of dwellings having more than one story. No dwelling shall be permitted on Lots Nos. 7 through 13 of Block A, having a ground floor area of the main structure, exclusive of one story open porches, breeze-ways, and garages or car ports, of less than 900 square feet for a dwelling having one story, or less than 800 square feet for a dwelling of more than one story. No dwelling shall be permitted on Lots 1 through 9 of Block B, having a ground floor area of the main structure, exclusive of one story open porches, breeze-ways, and garages or car ports, of less than 950 square feet for one story dwellings, or less than 850 square feet in the case of dwellings of more than one story. No dwelling shall be permitted on Lots

*Copy of original plat corrected. A minor correction, copy for T. T. Hughes Estate 6-22-55*

*Corrected from the original paper. Date 6-22-1955. Ollie Farnsworth R.M.C. Witness Farnsworth*