

## RESTRICTIVE COVENANTS APPLICABLE TO PROPERTY

OF

E. D. SLOAN, GREENVILLE, S. C.

The undersigned, being the owner of all lots and tracts of land shown on plat of Property of E. D. Sloan, Greenville, S. C., prepared by Dalton & Neves, June, 1955, recorded in the office of the R. M. C. for Greenville County, South Carolina in Plat Book EE, Page 135, does hereby impose on the lots and tracts hereinafter designated, the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 1970, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change or abrogate said covenants in whole or in part.

1. All numbered lots in the subdivision shall be known, described and used as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential 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 three cars and servants' quarters for the sole use of employces of the owner of said dwelling.

2. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back line shown on the aforesaid plat. No building shall be located within 10 feet of any side lot line.

3. No residential structure shall be erected or placed on Lots 1 - 26, inclusive, with a ground floor area, if a single story building, of less than 1,800 square feet, or if more than one story, with a total floor area of less than 2,400 square feet.

4. No residential structure shall be erected or placed upon Lots 27 - 33, inclusive, with a ground floor area, if a single story building, of less than 1,500 square feet, or if more than one story, with a total floor area of less than 2,000 square feet.

5. In computing area, open and screened porches, garages and basements shall be excluded.

6. No lot shall be cut or changed into a smaller lot or faced in a direction different from that shown on said plat. One or more lots may be combined into one lot.

7. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of E. D. Sloan, C. T. Wyche and W. E. Freeman, Jr., or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.