

10. No trailer, basement, tent, shack, garage, barn, or other out-building erected in 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.

11. No building shall be permitted on any lot at a cost of less than \$12,000 based upon the 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 area of the main structure, exclusive of one story open porches and garages, shall be not less than 1200 square feet for a one story dwelling, nor less than 1000 square feet for a dwelling of more than one story.

12. No lot or lots shall be subdivided or recut so as to face in any direction other than is shown on the plat above referred to, nor shall any lot or lots be subdivided with the purpose of making additional lots.

13. The right is reserved to lay and place or authorize the laying and placing of sewer, gas and water pipes, telegraph, telephone and electric light poles on or in any of the streets shown on said recorded plat without compensation or consent of any lot owner, and an easement is reserved across the rear 5 feet of each lot for utility installation and maintenance.

14. All sewerage disposal shall be by septic tank meeting the approval of the state board of health or by municipal sewerage system.

15. All fuel oil tanks used to supply oil for heating purposes shall be buried underground, except as approved by building committee.

WITNESS the grantor's hand and seal this 12 day of October the year of our Lord One Thousand Nine Hundred and Fifty-Five.

Signed, Sealed and Delivered in the presence of

Jerry H. Glenn
Mills H. Hughey

J. P. Traynham

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Jerry H. Glenn and made oath that he saw the within named J. P. Traynham, Sr. sign, seal and as his act and deed deliver the within written instrument, and that he with Mills H. Hughey witnessed the execution thereof.

Sworn to before me this
12 day of Oct., 1955.

Jerry H. Glenn

E. Mitchell Arnold (SEAL)
Notary Public for South Carolina

Recorded October 13th, 1955 at 9:52 A.M. # 26626