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PROTECTIVE COVENANTS APPLICABLE  
TO PROPERTY OF MARSMEN, INC.,  
KNOWN AS HOLTZCLAW ESTATES  
CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY,  
STATE OF SOUTH CAROLINA

The following building restrictions are hereby imposed upon all lots in a subdivision known as Holtzclaw Estates, property of Marsmen, Inc., as shown on Plat thereof made by C. C. Jones & Associates, Engineers, recorded in the R. M. C. Office for Greenville County South Carolina in Plat Book "GG" at Page 147.

These Covenants and Restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said Covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any Covenant either to restrain violation or to recover damages. If the parties hereunto, or any of them, or their successors, 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 subdivision to prosecute any proceeding 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 from such violation.

Invalidation of any one or more of these Covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. Lots Numbers 1, 2, 3, 4, 47, 48, 49, 50 and 51 shall be used for business, community, civic, school or residential purposes, but when used for residential purposes shall be subject to all Covenants herein affecting residential lots.
2. All lots except those stated in the preceding paragraph shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling or one detached, 2, 3 or 4 family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
3. No dwelling costing less than \$7,500.00 shall be permitted on any residential lot. This cost price is based upon the cost levels prevailing on the date these Covenants are recorded, it being the intention and purpose of this Covenant to assure that all dwellings shall be of a quality or 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 therein for the minimum permitted dwelling site. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 750 square feet for a one story building, nor less than 600 square feet for a dwelling of more than one story.