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CODE 500 191

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RESTRICTIONS AND COVENANTS
C. D. BALLINGER
AND M. G. BALLINGER SUBDIVISION

The restrictions and protective covenants hereinafter set forth shall apply to Lots Nos. 1 to 10, inclusive, of a subdivision known as "C. D. & M. G. Ballinger Subdivision" as shown on the survey and plat thereof by M. G. Brockman, Registered Surveyor, dated December 17 - 18, 1954, and to any amendments thereof. These covenants are to run with the land and shall be binding on all parties and all persons owning the same until January 1, 1980, at which time said covenants shall be automatically extended for successive periods of ten years each, unless by 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 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 situated within this 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 prevent him or them from so doing or to recover damages for such violation.

Invalidation of any 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. All of the numbered lots in this subdivision shall be residential lots only, and no buildings or structures shall be placed on any lot other than one detached single family dwelling together with private garage or other outbuilding incidental to the residential use of the lot; and there shall be no trailer, basement, tent, shack, garage or other outbuilding used on any lot as a residence, either temporarily or permanently.

2. Not more than one dwelling house shall be placed on any one lot, and no lot or group of lots shall be built upon or altered leaving a width of less than 70 feet for frontage, and no building may be erected nearer than 10 feet to any interior lot line.

3. No dwelling house shall be erected on any lot with a ground floor area of less than 900 square feet, exclusive of porches, stoops and attached garage, the plans of which shall be submitted to the undersigned, C. D. Ballinger and /or M. G. Ballinger, and be approved by both of them in writing; or at the option of the builder he may proceed to construct such dwelling at an appraised value of not less than \$8,000.00.

4. No obnoxious or offensive trade or activity shall be carried on upon any lot in this subdivision, nor any conduct which constitutes a disturbance or nuisance shall be allowed. No commercial or manufacturing activity shall be permitted, and the storage, sale or advertising of alcoholic beverages is prohibited.

5. No horses, cows, hogs or other domestic animals shall be kept on the premises by the owner or tenant of any lot, except that any dwelling house may have dogs and cats on the premises.

6. All sewage disposal shall be by septic tanks meeting the requirements of the State Board of Health, or by the municipal sewer system where available.

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