

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RESTRICTIVE COVENANTS

Restrictions are imposed by this instrument upon the following property:

FILED
GREENVILLE CO., S.C.
MAR 23 11 59 AM 1957
OLLIE F. WASHINGTON
R.M.C.

All that tract of land in Greenville County, South Carolina bounded on the north by Graceland Cemetary, on the east by Florida Avenue and by lots fifty through fifty-five of the Eliza T. Looper property, on the south by Douglas Street and on the west by Washington Avenue, and more fully described as follows:

BEGINNING at a pin on the eastern side of Washington Avenue at the northeastern corner of the intersection of Washington Avenue and Douglas Street, and running thence with the eastern side of Washington Avenue, N. 22-0 W. 549 feet, more or less, to a pin at the corner of property of Graceland Cemetary; thence with the property of Graceland Cemetary, N. 76-20 E. 151.8 feet to a pin; thence continuing with the property of Graceland Cemetary, N. 74-40 E. 1,255.2 feet, more or less, to a pin on the western side of Florida Avenue; thence with the western side of Florida Avenue, S. 9-15 E. 200 feet to a pin at the corner of Lot #55 of the Looper property; thence with the line of Lot #55, S. 71-15 W. 150 feet to a pin; thence with the rear lines of Lots 55, 54, 53, 52, 51 and 50 of the Looper property, S. 9-15 E. 300 feet to a pin on the northern side of Douglas Street; thence with the northern side of Douglas Street, S. 72-30 W. 1,142.3 feet, more or less, to the beginning corner.

These restrictions are for the benefit of all persons who may own a portion of the land just described and may be enforced by any owner against any other person using any parcel of this land by action for damage, for injunctive relief, or for both.

Each restrictive provision is independent and judicial modification or invalidation, or other amendment, abandonment or repeal of a restriction shall not affect any other restriction.

These restrictions shall take effect on the date of execution. After January 1, 1980 any restriction may be abolished by vote of two-thirds of the lot owners (each lot to entitle its owner to one vote). All restrictions shall expire on January 1, 1990.

The restrictions are as follows:

1. There shall be a thirty foot front set back line and a building line of five feet on each side of each lot. If any structure is erected upon two lots or upon a lot and a portion of another lot, the side building lines of such lots shown on the plat shall be void and a building line of ten percent of the width of the enlarged lot shall be imposed.

See Deed Book 573 Page 93
For Amended Restrictions for Grand View