

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE ) PROTECTIVE COVENANTS APPLICABLE  
 TO A SUBDIVISION KNOWN AS PALMETTO  
 TERRACE AS SHOWN ON PLAT RECORDED IN  
 THE R. M. C. OFFICE FOR GREENVILLE  
 COUNTY IN PLAT BOOK QQ AT PAGE 13 .

The following building restrictions and protective covenants are hereby imposed upon all lots in a subdivision known as "Palmetto Terrace" as shown on plat thereof prepared by J. Mac Richardson, Surveyor, and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book QQ at Page 13. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1979, after which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person, or persons, owning any real property situate in said development or 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 to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of the 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. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any 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 two cars.

2. No residence shall be erected upon any of the lots numbered 1-20, inclusive, which shall cost less than \$9,500.00; and no residence shall be erected upon any of the lots numbered 21-82, inclusive, which shall cost less than \$8,500.00.

3. No building shall be erected nearer to the front lot lines or nearer the side street lines than the building lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line. No building, except a detached garage or other outbuilding located on the rear one-fourth of the lot, shall be located nearer than 5 feet to any side lot line, or nearer than 25 feet to any rear lot line.

4. No residence shall be erected on any of the lots numbered 1-20, inclusive, which has a ground floor area of less than 1,000 square feet, exclusive of porches, attached garages or carports, and breezeways; and no residence shall be erected on any of the lots numbered 21-82, inclusive, which has a ground floor area of less than 900 square feet, exclusive of porches, attached garages or carports, and breezeways.

5. No residence shall be erected on any building plot which has a width of less than 65 feet, at the front building setback line, and no residence shall be erected on any building plot which has an area of less than 8,000 square feet.

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

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