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GREENVILLE CO. S. C.

Love, Thornton
and Arnold

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO
NORTHSIDE HEIGHTS, PROPERTY OF MARY
McKINNEY GREER AND EULIS GREER AS
SHOWN ON PLAT RECORDED IN PLAT BOOK
MM AT PAGE 89, IN THE RMC OFFICE
FOR GREENVILLE COUNTY.

The following building restrictions and protective covenants are hereby imposed by the undersigned who is the owner of all lots on Northside Heights, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book MM at page 89. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1980, at 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 undersigned, 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 covenants 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. This property shall be used solely and exclusively for single family residential dwellings.
2. No lots shall be re-cut so as to face in any direction other than as shown on the recorded plat.
3. No residential structure shall be erected or placed on any building plot which plot has an area of less than 11,000 square feet or a width of less than 80 feet at the front building set back line.
4. No residence shall be located on any lot nearer than 35 feet to the front lot line and any such residence shall face the front line of said lot except for corner lots or other designated lots which shall face the street as indicated on said plat. No residence shall be nearer than 10% of the average width of said lots shown on plat to any side lines.
5. No residence shall be erected on any lot with a ground floor area of less than 1500 square feet exclusive of open porches and garages. The exterior of all residences and other buildings to be constructed of materials other than concrete blocks. No dwelling shall be permitted on any lot at a cost of less than \$15,000.00, based upon 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 good workmanship and quality.
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence, temporarily or permanently. No structure of a temporary nature shall be used as a residence. No house-trailer shall be permitted on this property.

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