

residence on lot no. 13 on said plat dated April 30, 1960 can face towards Valley Creek Drive or Memorial Drive Extension; residence on lot no. 1 on said plat dated May 24, 1960 can face towards Valley Creek Drive or Memorial Drive Extension; and residence on lot no. 7 on said plat dated July 22, 1959 can face towards Haven Drive or Memorial Drive Extension. No residence shall be nearer than ten (10%) per cent. of width of lot to any side lot line. No detached garage or other out-buildings incidental to residential use shall be located nearer than seventy-five (75) feet from the front lot line, nor nearer than five (5) feet to any side or rear lot line. Where one residence is placed on two or more lots, the outer building lines only will apply.

4. No dwelling house shall be built on any lot unless the ground floor square foot area of said dwelling house, excluding porches, garages and carports, is one thousand (1,000) square feet, or more in the case of a one-story structure nor less than eight hundred (800) square feet in the case of a one and one-half or two-story structure.

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

6. No trailer, tent, shack, barn or other outbuilding erected on any of said lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. No building shall be constructed on any of the lots as shown on said three plats with concrete or cinder blocks, unless the exterior walls of such building are faced with brick or stucco. No building shall be constructed on any of said lots which has a metal or tin roof.

8. No fence or other obstruction exceeding 3 1/2 feet in height shall be erected nearer the front lot line than the building lines hereinabove set out.

9. No signboard shall be displayed on any of the lots except "for rent" or "for sale" signs, which sign shall not be more than 24 inches by 24 inches in size, except W. Dennis Smith reserved to himself the right to use any necessary sign or any size for the development of the property.

10. None of the lots in said three plats shall be re-cut so as to face in any direction other than as shown on said plats.

11. All of the grantees of lots shown on the said plats shall have the right to ingress and egress, and customary uses of the streets, drives and ways as shown on said plats but W. Dennis Smith does not covenant or agree to bind himself, his heirs or assigns, to grade, open or maintain any such roads, streets or ways, but dedicates them as shown on the plats for the benefit of the public.

Witness my hand and seal this 1st day of June, 1960.

Signed, Sealed and Delivered in the Presence of:

W. P. Jones
Byron E. Burns

W. Dennis Smith (SEAL)
W. Dennis Smith

STATE OF SOUTH CAROLINA *
COUNTY OF SPARTANBURG *

Personally appeared before me Byron E. Burns and made oath that he saw the within named W. Dennis Smith sign, seal and as his act and deed deliver the within written instrument, and that he, with W. P. Jones witnessed the execution thereof.

Sworn to before me this 24th day of June, 1960

Willie P. Jones (SEAL)
Notary Public for S. C.

Byron E. Burns