GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO A SUBDIVISION KNOWN AS WELLINGTON GREEN AS SHOWN ON PLAT RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, IN PLAT BOOK YY, AT PAGE 29.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Wellington Green as shown by plat prepared by Piedmont Engineering Service, October 11, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book YY, at page 29. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1987, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way 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 structure shall be erected, altered, placed or permitted to remain on any residential building plot 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 three cars.

2. No building shall be located on any lot nearer to any front or side street line than the minimum building set-back lines as shown on the recorded plat and in no event shall any building be nearer to the front lot line than 30 feet or nearer to any side lot line than 9 feet, except that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected 5 feet from a side or rear lot line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line.

3. No dwelling shall be erected on any of the lots numbered 1 through 15, inclusive, 52 through 59, inclusive, and 66 through 79, inclusive, with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, less than 1800 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story. No dwelling shall be erected on any of the lots numbered 39 through 43, inclusive, 51, 60 through 65, inclusive, and 80 through 85, inclusive, with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, less than 1700 suare feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story. No dwelling shall be erected on any of the lots numbered 16 through 38, inclusive, and 44 through 50, inclusive, with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, less than 1600 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story. For the purpose of computing said minimum ground floor area, the lowest level of a "split-level" dwelling may be included therein at one-half its measured square footage.

4. No lot shall be recut or resubdivided so as to reduce its street frontage to a lesser width than as shown on the recorded plat; nor shall any lot be recut so as to

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For Release of Restrictions See Deed Book 713 Page 89