

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

R.M.C.  
 RESTRICTIVE AND PROTECTIVE COVENANTS  
 APPLICABLE TO GREENFIELDS

The following restrictive and protective covenants are hereby imposed upon all of the lots of that subdivision known as Greenfields, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "XX", Page 103. These protective covenants and restrictions are imposed not only for the benefit of the grantor but also for the benefit of each and every purchaser or owner of any of the said lots and their heirs and assigns. These protective covenants are to run with the land and shall be binding on all parties or persons claiming under them until January 1, 1977, at which time same shall be automatically extended for successive periods of ten years each, unless by a vote of the owners of a majority of said lots it is agreed to change said covenants in whole or in part.

If the owner or occupant 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 any such violations. Invalidation of any 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.

The restrictive and protective covenants are as follows:

1. All lots shall be used for residential purposes only and only single-family residences shall be constructed thereon, except that a two-family residence may be constructed on Lot No. 1.

2. No residence more than two stories in height, nor any detached garage or other outbuildings more than one story in height, shall be erected in this subdivision.

3. All dwellings, whether one-story, split-level, story and a half, or two-story, constructed in this subdivision shall have not less than 1200 square feet of floor space on the ground floor. In determining this floor space, carports, attached garages or porches shall not be included.

4. No building shall be located nearer the front lot line or nearer to the side street line than the building lines shown on the recorded plat, and no building shall be located nearer any side lot line than 6 feet or 10% of the width of the lot, whichever is greater, up to a maximum requirement of 12 feet. No building shall be located nearer any rear lot line than 5 feet.

5. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.

6. No noxious or offensive trade or practice which shall constitute a nuisance shall be carried on or conducted on any of the lots or any portion of the lots hereinabove referred to.

7. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal is available.

8. All fuel or oil tanks used in connection with any structure on any of the property or lots in this subdivision shall be enclosed in the building structure or placed underground.

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