

FILED
 STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 APR 17 1983)
 OLLIE FANNINGWORTH)
 R.M.C.)

PROTECTIVE COVENANTS APPLICABLE
 TO A SUBDIVISION KNOWN AS CORAL RIDGE
 AS SHOWN ON PLAT RECORDED IN THE
 R. M. C. OFFICE FOR GREENVILLE COUNTY
 IN PLAT BOOK XX AT PAGE 119.

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Coral Ridge as shown by plat thereof prepared by Piedmont Engineering Service and recorded in the R. M. C. Office for Greenville County in Plat Book XX at Page 119. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1988, 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 two cars.

2. No building shall be located on any lot nearer to any front street line than 35 feet, except that on lots numbered 9, 38 and 39 the minimum building set back lines shall be 20 feet from both Coral Drive and Hastings Circle. In no event shall any building be located nearer to any side lot or street line than 7 feet. Dwellings erected on lots numbered 19 and 29 shall face Coral Drive and dwellings erected on lots numbered 31, 34 and 44 shall face Walker Springs Road.

(CONTINUED ON NEXT PAGE)