

STATE OF SOUTH CAROLINA :
: PROTECTIVE COVENANTS AND RESTRICTIONS
COUNTY OF GREENVILLE : AND EASEMENTS

Ex Parte:

North Greenville Junior College

REC'D
GREENVILLE CO. S.C.
JAN 24 10 12 AM '64
OFFICE FOR GREENVILLE COUNTY
R.M.C.

PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS APPLYING TO THE SUBDIVISION OF NORTH GREENVILLE JUNIOR COLLEGE IN TIGERVILLE LYING ON THE SOUTHERN SIDE OF SOUTH CAROLINA HIGHWAY #414 AND WESTERN SIDE OF SOUTH CAROLINA HIGHWAY #253, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, AND BEING SHOWN ON PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK YY, PAGE 129, R.M.C. OFFICE FOR GREENVILLE COUNTY.

WHEREAS, North Greenville Junior College, an eleemosynary corporation, is the owner of a tract of land at Tigerville, Greenville County, South Carolina, and being shown as part of J.H. Roe Place on plat recorded in Plat Book YY, page 129, R.M.C. Office for Greenville County; and,

WHEREAS, North Greenville Junior College has subdivided the above described property for development as an exclusive residential suburb; and,

NOW, in consideration of the mutual advantages to the College and the owners of lots in this subdivision, the undersigned North Greenville Junior College for itself and its Successors and Assigns, covenants and agrees as follows:

1. All of the lots in said subdivision shall be known and designated as residential lots, and no structure shall be erected upon any of said residential lots other than one single family, private dwelling house not to exceed two stories in height, and a private garage for not more than three cars. No apartment house or duplex of any type shall be erected or maintained on any of the lots, except that this restrictions shall not prevent occupancy of a garage or garage apartment by domestic servants employed by the resident owner or tenant.

2. No dwelling house shall be erected containing less than 1300 square feet of floor space for a single story structure, or 1000 square feet on the ground floor for a one and one-half or two story dwelling, said square footage above mentioned being exclusive or porches, garages and terraces.

3. No trailer, basement, shack, garage, barn or other out-building erected on any lot shall at anytime be used as a residence temporarily or permanently, except a garage apartment for servants as stated in Paragraph 1 above.

4. No obnoxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, nor shall any alcoholic beverages be sold or stored on the property.

5. No building shall be erected on any lot nearer to the front of said lot than the building line as shown on said plat, or

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