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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) OLLIE FARNSWORTH
R.M.C. RESTRICTIONS AND PROTECTIVE
COVENANTS APPLICABLE TO
FRIENDSHIP HEIGHTS SUBDIVISION

The following restrictions and protective covenants are hereby imposed on all the property contained in the subdivision, known as Friendship Heights, with the exception hereinafter noted, which subdivision is located approximately one mile northeast of the Town of Fountain Inn, County of Greenville, State of South Carolina, and is shown on a plat of said subdivision prepared by W. N. Willis, dated May 30, 1960 and recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 159. These restrictions are imposed for the mutual benefit of the Grantors, or future purchasers, their heirs and assigns, and for the benefit of retained property, Partially exempt from covenants and restrictions is Lot No. 4, Block A as shown on said plat, which lot has been designated and set aside for business purposes. Exemptions are specifically set forth.

These restrictions and protective covenants are to run with the land, and shall be binding upon all parties or persons claiming hereafter until . . . From that time and at the conclusion of each ten-year period thereafter, they shall be extended automatically for successive periods of ten (10) years, unless and until by a vote of the owners of a majority of said lots, it is agreed to change or to alter the said restrictions and protective covenants in whole or in part.

If the subdividers or the owners of any of said lots shall violate or attempt to violate the restrictions and protective covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute such person or persons in any proceedings at law or in equity necessary to enjoin or restrain the threatened or occurring violation and/or to recover from such person or persons any damages suffered by reason of such violation.

Invalidation of any one or more of these restrictions and protective covenants by judgment, Court Order, or otherwise, shall not affect any of the other provisions which shall remain in full force and effect.

THE RESTRICTIVE AND PROTECTIVE COVENANTS HEREBY
IMPOSED ARE AS FOLLOWS

1. All of the lots in the subdivision, with the exception of Lot 4, Block A as above stated, shall be used for residential purposes only.
2. No trailer, basement, tent, shack, garage, barn, or other outbuilding 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.
3. No fence shall be constructed on any lot line nearer the street than the front building line, except that hedges and/or ornamental fences not exceeding three (3) feet in height shall be permitted.
4. No dwellings constructed on these lots shall have less than 750 square feet on the ground floor. In determining this floor space, carports, attached garages, and porches shall not be included.
5. No chickens or livestock shall be kept or raised on any lot.

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