

no building shall be erected nearer than 50 feet to any side lot line.

5. No residential lot shall be recut so as to have a width of less than 100 feet at the building line.

7. No one-story split-level or story and a half residence shall be constructed on any numbered lot containing less than 2000 square feet of floor space, exclusive of porches, garages, and breezeways. In computing the square footage of any split-level residence, full credit shall be given for the square footage of any basement which is finished and heated. In computing the square footage of any story and a half residence, no credit shall be given for the area above the ground floor. No two-story residence shall be constructed on any numbered lot containing less than 1200 square feet of floor space on the ground floor nor less than 1000 square feet of floor space on the second floor, exclusive of porches, garages and breezeways.

If the undersigned, or its successors, or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person owning any real property situated in said Sector of the subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one or more of these covenants by Judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

If any of these covenants shall be found to be contrary to the recommendations of the Federal Housing Administration or any other national agency granting or insuring loans and shall render any lot in said subdivision unacceptable for any such loan, the developer shall have the authority to alter, amend or annul any such covenants as may be necessary to make any of the lots herein acceptable for such loan.

In Witness Whereof, the said parties have hereunto set their hand and seal at Greenville, South Carolina, this the 7th day of February, 1966.

Witnesses: BOTANY WOODS, INC. (SEAL)

Patrick H. Grayson BY John S. Taylor, Jr.
Mary S. Martin President

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Mary S. Martin, who being first duly sworn says that she saw the within named Botany Woods, Inc. by John S. Taylor, Jr., President, sign, seal and as its act and deed deliver the foregoing Restrictions, and that she with Patrick H. Grayson, Jr. witnessed the execution thereof.

SWORN to before me this the 7th day of February, 1966.

Patrick H. Grayson (SEAL)
Notary Public for South Carolina

Mary S. Martin

Recorded February 10th., 1966 At 3:08 P.M. # 23270