

STATE OF SOUTH CAROLINA)
GREENVILLE) C. S. C. RESTRICTIVE COVENANTS
COUNTY OF GREENVILLE) APPLICABLE TO TERRACE ACRES
AUG 29 2 24 PM 1967

WHEREAS, it is the desire of W. H. Alford, as developer of a subdivision known as Terrace Acres as shown upon a plat recorded in the R. M. C. Office for Greenville County in plat book "OOO", at page 127 prepared by R. B. Bruce, Registered Surveyor, to impose certain restrictive covenants, reservations and easements on said property.

NOW, THEREFORE, the following covenants and conditions are hereby placed on this property:

1. All of the numbered tracts as shown on the aforesaid plat with the exception of Lots Nos. 1 through 5 and Lots Nos. 42 through 45 shall be held, used, conveyed, transferred subject to the within restrictions, covenants and easements. These restrictive covenants shall be binding upon all parties and persons claiming under them to run with the land for a period of twenty (20) years and then be extended automatically for successive periods of ten (10) years unless there is executed a written instrument duly recorded in which the majority of the owners do agree to nullify, amend or abandon these restrictions.
2. If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any lot shown on the aforesaid plat to prosecute any proceeding at law or in equity under these covenants.
3. No tract shall be used or occupied and no structure built within said subdivision except in conformance with the following:
 - (a) No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot;
 - (b) The dwelling places thereon shall be used for residential purposes only.
4. No building shall be constructed on any lot nearer than 40 feet to the front lot line nor nearer than 20 feet to any side street line.
5. No dwelling shall be constructed on any lot nearer than ten (10) feet to any side lot line nor nearer than twenty-five (25) feet to any rear lot line.
6. No outside toilets or privies shall be permitted on any lot, and the sewage disposal shall be the same as that approved by the Greenville County Health Department.
7. A five (5) foot drainage easement along all side and rear lot lines is reserved for drainage and utilities. Further, all drainage easements as shown on the recorded plat are also reserved.
8. Easements as shown on the recorded plat are also reserved.
9. No residence shall be constructed on any tract containing less than twelve hundred (1200) square feet of floor space exclusive of porches, garages and breezeways.
10. No mobile home shall be located on any tract except Tracts 24, 25 and 26 and as to these tracts, no more than one trailer per numbered tract, and said trailer shall be at least 100 feet from the front lot line.
11. No hogs or pigs shall be permitted on any tract.

(Continued on next page)

Terrace Acres C. S. C. Restrictive Covenants See Book 827 Page 173