

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) RESTRICTIVE COVENANTS

WHEREAS, the undersigned are the owners of property hereinafter described on the eastern side of Garden Terrace, Greenville County, South Carolina as set forth on Exhibit A which is attached hereto and incorporated herein by reference; and,

WHEREAS, it is believed to be for the mutual interest, protection and benefit of the undersigned, their heirs and assigns, and the future owners of said property, to restrict the development of the within described property to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to preserve the value of the property owned and developed by the owners, and to secure to each owner the full benefit and enjoyment of his home.

NOW, THEREFORE, for and in consideration of mutual covenants, conditions and obligations herein contained for the benefit of the undersigned, their heirs and assigns and the future owners of said property, the following restrictive covenants are hereby imposed on those tracts as described on Exhibit A which is attached hereto and incorporated herein by reference, to-wit:

1. The within described property and any re-subdivision thereof shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes.

2. No dwelling shall be permitted on the above tract or any re-subdivision thereof unless the heated floor space, exclusive of open porches or garages, has a minimum area of 2,000 square feet.

3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the subject property shall at any time be used as a residence, temporarily or permanently. Nor shall any structure of a temporary character be used as a residence.

4. The property, the subject of these covenants, shall not be recut or re-subdivided so as to create an additional lot less than one acre in area.

5. No noxious or offensive activities shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood.

6. No junked automobiles, refuse or house trailers shall be permitted to remain on any lot, either temporarily or permanently.

7. All fuel tanks or containers shall be buried underground.

8. The owners reserve the right to sell, subdivide, lay streets and alleys and make utility installations through their property in keeping with these restrictive covenants.

9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2007, at which time said covenants shall be automatically extended for successive periods of ten years, unless

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