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Occident A. V.J.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Amendment to Restrictive Covenants
Affecting a Subdivision known as Montague
Circle as shown on Plats recorded in Plat
Book EE, at page 33, and Plat Book GG, at
page 51, and certain adjoining property.

WHEREAS, we, the undersigned, are the owners of all lots included within a subdivision known as Montague Circle, property of D. B. Tripp, as shown on Map No. 1 thereof, prepared by C. O. Riddle, Surveyor, August 24, 1953, and recorded in the R. M. C. Office for Greenville County in Plat Book EE, at page 33, and Map No. 2 thereof, prepared by the said C. O. Riddle, April, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book GG, at page 51; and

WHEREAS, the undersigned D. B. Tripp is the owner of adjoining tracts of 5.76 acres and 22.07 acres, which are shown on the tax maps in the Office of the County Auditor at Sheet 430, Block 3, Lot 1, and Sheet 430, Block 2, Lot 7, respectively; and the undersigned Arthur H. Moehlenbrock and Dorothy B. Moehlenbrock are the owners of an adjoining tract of 16.68 acres, which is shown on the tax maps in the Office of the County Auditor at Sheet 430, Block 2, Lot 6; and

WHEREAS, the subdivision known as Montague Circle is now subject to certain restrictions and protective covenants which were imposed thereon in the deeds to the individual lots, but the undersigned are desirous of amending the same as hereinafter set forth, and also similarly restricting the adjacent properties of D. B. Tripp, and Arthur H. Moehlenbrock and Dorothy B. Moehlenbrock;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That We, D. B. Tripp, Gertrude S. Bates, Frank E. Eskew, Ruby S. Eskew, Virginia Simkins, Anna M. Beaty, Frances S. Hudgens, Lillie D. Blackwell, Ellie B. Taylor, George E. Dunn, Hattie B. Dunn, Thelma A. Hough, Thelma B. McCallum, Neilie T. Cain, Joseph H. Earle, Jr., Dorothy Richey, Arthur H. Moehlenbrock, Dorothy B. Moehlenbrock, Carroll H. Leeds, Lucille M. Leeds, Carolina Insulation Co., Inc., Violet G. Pinner, Robert C. Tucker, R. A. Riggins, and Lila M. Riggins, in consideration of the premises and the mutual promises and covenants herein contained, do hereby impose the following restrictions and protective covenants upon all lots and tracts of real estate described in paragraphs 1 and 2 of the preambles hereof, amending the existing restrictions applicable to the subdivision known as Montague Circle:

- l. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars; provided, however, that a garage apartment will be permitted if located on the rear one-half of the lot; and provided, further, that nothing herein shall be construed to prohibit the members of more than one family from residing in the same dwelling.
- 2. No building shall be located nearer to the front lot lines nor nearer to the side street lines than the building lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line. No building, except a detached garage or other outbuilding located on the rear one-half of the lot, shall be located nearer than 10 feet to any side lot line, or nearer than 25 feet to any rear lot line.
- 3. No building plot shall contain less than 100 feet frontage at the street line, nor less than 15,000 square feet in total area; nor shall any lot be recut so as to face in any direction other than as shown on the recorded plat.