

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS APPLICABLE
 TO PROPERTY OF HELEN M. POWE.

The following building restrictions are hereby imposed by the undersigned who is the owner of all the lots shown on plat of Helen M. Powe property shown on plat recorded in the R. M. C. office for Greenville County in Plat Book P, Page 65.

It is understood the property shall be subject to the restrictions which are imposed for the benefit of the undersigned, her heirs and assigns, and invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. No portion of this property shall be used for any purpose other than residence for white persons only, except as servants of occupants, and shall never be sold, rented or otherwise disposed of to any person having any percentage of negro blood or be used in any manner which may render neighboring property less desirable for residential purposes.

2. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any of said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, nor shall any part of said property be used as a tourist or trailer camp.

3. No residence shall be erected on any lot in the said sub-division nearer than 35 feet to the front line of the lot as shown on the plat above mentioned, or closer than 5 feet to any side lot line.

4. No residence shall be constructed on any lot in said sub-division costing less than \$4,000.00.

5. No obnoxious or offensive trade shall be carried on on this property.

6. No surface closet shall ever be used on any portion of said properties but only septic tanks and other sanitary sewers.

7. The undersigned, Helen M. Powe, the owner of all lots shown on the above mentioned plat, reserves to herself, her Heirs and Assigns, the right to place, or authorize the placing of gas, water, sewer pipes, telephone, telegraph, light and power lines and any other instrument of public utility over or under any street, avenue, road, alley or park at any time without compensation to any lot owner, except that the premises shall be left in as good condition as before.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situate in said development or 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.

The invalidation of any one of these restrictions by a judgment or court order shall not in anywise affect any of the other provisions, all of which not so declared invalid shall remain in full force and effect.

Reid A. Powe

Helen M. Powe

T. Lee Redfearn

RECORDED JULY 31, 1946
 "Over"