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STATE OF SOUTH CAROLINA)
GREENVILLE CO. S.)
COUNTY OF GREENVILLE)

DEC 10 12 02 PM '54

OLLIE FARNSWORTH
R.M.C

Building Restrictions or Protective
Covenants applicable to Belmont
Heights as shown on plat thereof
made by C. C. Jones, C. E., and re-
corded in the R. M. C. Office for
Greenville County in Plat Book
at page

The following building restrictions or protective covenants are hereby imposed by the undersigned who are the owners of all lots in "Belmont Heights", as shown by plat thereof recorded in The R. M. C. office for Greenville County, S. C., in Plat Book , at page . These covenants are to run with the land and shall be binding on all persons claiming under them until July 1, 1978, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners it is agreed to change said covenants in whole or in part. Each lot to have one vote.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, 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. Invalidation of any one of the covenants 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 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 two cars. Provided, however, duplex dwellings may be erected on lots 116 to 134 both inclusive.

2. No building shall be located nearer to the front lot lines or 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 35 feet to the front lot line. No building, except a detached garage or other outbuilding located 75 feet or more from the front lot line shall be located nearer than 10 feet to any side lot line, or nearer than 25 feet to any rear lot line; and no detached garage or other outbuilding shall be located nearer than 5 feet to any side lot line.

3. No lot shall be recut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat, provided that a lot may be divided for the purpose of enlarging the size of its adjacent lots.

4. No dwelling shall be permitted on Lots numbered 1 through 50 if the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, is less than 1200 square feet for a one-story dwelling, or less than 1000 square feet for a dwelling of more than one story. No dwelling shall be permitted on Lots numbered 51 through 134 if the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, is less than 1000 square feet for a one-story dwelling, or less than 800 square feet for a dwelling of more than one story.

5. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.

6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

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