

STATE OF SOUTH CAROLINA) PROTECTIVE COVENANTS APPLICABLE
) TO CERTAIN LOTS SITUATE ON WOOD
 COUNTY OF GREENVILLE) COURT AND EUNICE DRIVE, PLAT OF
) WHICH IS RECORDED IN PLAT BOOK UU,
) PAGE 80.

WHEREAS, C. W. Wood, Sr., is the owner of lots Nos. 11, 13, 14, 15 and 17 on a plat of the property of J. T. Merritt and C. W. Wood, recorded in the R. M. C. office for Greenville County in Plat Book UU, page 80; James A. Wood is the owner of Lot No. 16, as shown on said plat, and C. W. Wood, Jr. and Barbara W. Wood are the owners of Lot No. 12, as shown on said plat, and

WHEREAS, the above mentioned lots have no deed restrictions and it is the desire of the owners to adequately protect the property for themselves and future owners.

NOW, THEREFORE, in consideration of the mutual advantages to said owners and all future grantees, which will accrue to said parties, it is hereby covenanted and agreed that the aforementioned lots as shown on said plat shall be subject to the following restrictions or protective covenants:

1. These covenants are to run with the land and shall be binding on any and all persons claiming under them for a period of 15 years from date, at which time said covenants shall be automatically extended for successive periods of 10 years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.
2. 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 of the above mentioned lots to institute any proceeding 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 for such violation.
3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. All lots referred to above shall be known and described as residential lots and used for single family residential dwellings.
5. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed 2-1/2 stories in height; provided, however, there shall be permitted an accessory building designed or used for the storage of not more than two motor driven vehicles owned and used by the occupants of the building to which it is an accessory.
6. No building shall be located nearer to the front lot line than the 30 ft. building setback line as shown on the recorded plat.
7. No residential structure shall be erected or placed on any building plot which has an area of less than 1300 square feet.
8. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

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