

STATE OF SOUTH CAROLINA )  
                                  ) BONNIE S. TANNERS R.M.C.  
COUNTY OF GREENVILLE )  
                                  ) RESTRICTIVE AND PROTECTIVE  
                                  ) COVENANTS APPLICABLE TO  
                                  ) THE SUBDIVISION KNOWN AS  
                                  ) SHERMAN PARK, SECTION TWO

The following building restrictions and protective covenants are hereby imposed on lots 1 through 33 shown on the plat of Sherman Park, Section Two recorded in Plat Book 4R at page 66 in the RMC Office for Greenville, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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 person or persons owning any real property situated 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 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.

1. These lots shall be used solely and exclusively for single-family residential dwellings.

2. No building shall be located nearer to the front lot line or nearer to the side street than the building setback line as shown on the recorded plat. No residence shall be located nearer than ten per cent of the lot width at the building setback line to any side lot line.

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