

TITLE TO REAL ESTATE

mentioned therein and that he with R. C. Aiken witnessed the execution of the same. Sworn to before me this 24 day of Sept. 1941.

James T. Outz.

S. A. Dean

Notary Public for South Carolina.

State of South Carolina,
County of Richland

Personally appeared before me M. R. Wharton who being duly sworn says that he saw D. T. Lewis sign, seal and as his act and deed deliver the foregoing instrument for the purposes mentioned therein and that he with J. T. Outz witnessed the execution of the same. Sworn to before me this 26 day of Sept. 1941.

D. W. Hunt

M. R. Wharton

Notary Public for South Carolina.

Schedule "A"

D. T. L. 1 Wood Structure Service Station Building.

No Stamps

Recorded October 27th, 1941 at 9 A. M. #15615 BY:E.G.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

375

RESTRICTIVE COVENANTS.

Whereas C. F. Putman, the owner of Farr Estates on both sides of the Cedar Lane road as shown on plat of Dalton and Neves, July 1941, is desirous of protecting all tracts or lots for the benefit of future home owners. The Plat of said property is to be recorded in the R. M. C. Office in Greenville County, Witnesseth:

Whereas the said tract of land is not at this time restricted, and to the best interest of future purchasers, the property is restricted as hereinafter set forth.

Now, therefore, in consideration of the mutual advantages which will accrue to both me and future purchasers, it is hereby covenated and agreed that the said tract of land shall be subject to the following restrictions or protective covenants.

1. All such lots shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot 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 and other outbuildings incidental to residential use of the plot.

2. No building shall be located on any residential building plot nearer than 30 feet to the front lot line; nor nearer than 15 feet to any side street line. No building except a garage or other out building located 60 feet or more from the front lot line, shall be located nearer than 15 feet from any side lot line.

3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 25,000 square feet nor a width of less than 100 feet at the front building line.

4. 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 an annoyance or nuisance to the neighborhood.

5. No persons of any race other than the American white race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

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

7. No dwelling costing less than One thousand eight hundred (\$1800.00) dollars shall be permitted on any of said lots, The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 600 square feet in the case of a one story structure nor less than 400 square feet in the case of a one and one-half, two, or two and one-half story structure.