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OLLIE FARNSWORTH
R.M.C.

2926

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

RESTRICTIVE COVENANTS

The following protective and restrictive covenants are hereby imposed on all the lots as shown on a plat entitled "Monaghan Development No. 3, Property of Victor-Monaghan Company, Division of J. P. Stevens & Co., Inc., Monaghan Plant, Greenville, S. C." prepared by Dalton & Neves, Engineers, dated August, 1948, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book U, at page 127, except for those lots which are designated as sold on said plat:

(1) No portion thereof shall be used for any purposes other than single family residences for white persons only, except as servants of occupants, and shall never be sold, rented or otherwise disposed of to any person other than an American of the White or Caucasian race, 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) Not more than one dwelling shall be erected on any lot shown on said plat (provided, however, this prohibition shall not prevent the erection of servant's quarters appurtenant to the dwelling); nor shall any lot or lots shown on said plat be re-cut or sub-divided and the facing of the lots shown on said plat shall be adhered to.

(4) No residence shall be erected on any lot which shall cost, excluding the lot, less than \$2,500.00.

(5) J. P. Stevens & Co., Inc., owner of the properties shown on the plat above referred to, reserves to itself, its successors

For Release of Restrictive Covenants See Deed Book 787 Page 502
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