

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ILLIE FARNSWORTH  
R.M.C.

PROTECTIVE COVENANTS: CORDELL SUBDIVISION NO. 10

The following protective covenants apply to all lots in the subdivision of land in Greenville County, South Carolina, on the Bent Bridge Road, being known as Cordell Subdivision No. 10, and shown by a plat made by C. C. Jones dated December, 1952.

These said covenants shall be binding upon Local Home Builders, Inc., its successors, grantees and assigns, and if said Local Home Builders, Inc., its successors, grantees or assigns shall violate any of the covenants herein, it shall be lawful for any other person or persons owning real property in said Cordell Subdivision No. 10 to prosecute in law or equity any person violating or attempting to violate said covenants and recover damages or other dues for such violation. Invalidation of any one of these covenants by judgment or court order shall not affect any other provision.

These covenants shall be binding from the date hereof for a period of two years.

1. No residential structure shall be erected nearer to the side line on any lot shown on said plat than a distance of ten (10) percent of the width of such lot. As used in this paragraph, the words "residential structure" shall include garages.

2. No residential or other structure shall be closer to the street than 35 (thirty-five) feet.

No garage apartments shall be erected on any of said lots, nor shall more than one house or other structure used in any way as a residence be erected on any of the said lots.