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OLLIE FARNSWORTH
R.M.C.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO 22 LOTS,
NUMBERED 27-48 INCLUSIVE AS SHOWN ON THE
PLAT OF PROPERTY OF JAMES M. EDWARDS,
RECORDED IN PLAT BOOK EE AT PAGE 60.

WHEREAS Robert J. Edwards, as Committee for James M. Edwards, has caused certain lands belonging to James M. Edwards to be subdivided according to a plat recorded in Plat Book EE at Page 60, and whereas Robert J. Edwards has heretofore in like manner subdivided other property owned by James M. Edwards into residential lots and the Court has imposed restrictions upon each and every lot sold, and whereas the Court by its decree did authorize and direct Robert J. Edwards to impose restrictions upon lots 27-48 inclusive as shown on plat recorded in Plat Book EE at Page 60 in the form submitted to the Court.

NOW THEREFORE, Robert J. Edwards, as Committee for James M. Edwards, being the owner of lots 27-48, inclusive, as shown on Plat recorded in Plat Book EE at Page 60, do hereby impose the following listed covenants and restrictions upon the sale, transfer, and use of all of the 22 lots above mentioned, which covenants and restrictions shall be binding upon the present owner, his heirs and assigns, all purchasers, their heirs and assigns, until September 1, 1970, at which time they shall be automatically extended for periods of ten years until the majority of the then lot owners shall then agree to change these covenants in whole or in part.

1. This property shall be used solely and exclusively for single family residential dwellings.
2. This property shall not be recut so as to face in any direction other than that shown on recorded plat.
3. No residence shall be located on any lot nearer than 50 feet from the front line of said lot, nor nearer than 20 feet from any side street, nor shall any building be constructed nearer than 10 feet from any side line or nearer than 5 feet from any rear line.
4. No trailer, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence, either temporarily or permanently. No structure of a temporary nature shall be used as residence. No house trailer shall be permitted on this property.
5. No residence shall be erected or placed on any lot having a width of less than 90 feet, nor shall any residence be constructed containing less than 1400 square feet of floor space, excluding porches, breeze-ways or garages.
6. The center or exterior walls of any residential dwellings shall be of material other than concrete blocks.
7. Sewerage disposal shall be by Municipal Sewerage Disposal or by septic tank complying with the regulations and specifications of the South Carolina State Board of Health.
8. All fuel oil tanks or containers shall be covered or buried under ground consistent with normal safety precautions.
9. No fences more than 4 feet in height shall be built across the front of lots or along side lines in front of house.

For Amendment to Restriction Covenants See Deed Book 546 Page 320

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