

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RESTRICTIVE COVENANTS

JAN 20 9 12 AM 1955

ELLIE FAIRBANKS WORTH
 R.M.C.

WHEREAS, Tom W. Tucker and Elsie Tucker have cut a portion of their lands lying to the south of the Welcome Road in the County and State aforesaid, into a subdivision consisting of eight(8) lots numbered from 1 to 8 inclusive with all eight of the lots facing upon a county road.

NOW BE IT UNDERSTOOD that the said lots are to be sold and conveyed subject to the following specified reservations, conditions and provisions, to-wit:

1. The property may be used for residential purposes only except that a garage may be erected for use in connection with a residence.
2. No residence may be built upon any of the lots costing less than Seven Thousand(\$7000.00) Dollars.
3. The building line or set back line shall be 50 feet from the eastern edge of the road upon which the lots face and no building or any part thereof may or can be erected within that 50 foot set back line;
4. No building may be constructed on any of the lots within 8 feet of the side line of the said lot or lots;
5. No residence with less than 950 square feet floor space may be erected upon any lot;
6. The lots may not be recut in any manner so as to reduce the frontage thereof to less than 80 feet;
7. No open toilets may be used on the property. Approved septic tanks or connection with a public sewer line or sewer system shall be the only means of sanitation for any residence or other building on any of the lots;

It is to be understood that these restrictions and reservations and conditions are to apply to all lots in the