

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE : RESTRICTIVE COVENANTS

APR 29 1955
CO. J. C. ...

The restrictive covenants hereinafter set forth are hereby imposed upon the lot of land belonging to the undersigned, J.A. Wood, described as follows:

All that certain parcel or lot of land situated on the East side of State Highway No. 14, near Pleasant Grove Baptist Church, about one mile southwestward from the City of Greer, in Chick Springs Township, Greenville County, State of South Carolina, having the following courses and distances, to wit: Beginning at a point on the East side of State Highway No. 14, 240 feet northward from the intersection of said highway with the Buncombe Road, and running thence along the east side of said highway, N. 4.42 W. 700 feet to a stake; thence N. 85.18 E. 250 feet to a stake; thence S. 4.42 E. 700 feet to a stake; thence S. 85.18 W. 250 feet to the beginning corner.

The restrictions imposed on the described property are:

(1) The said property shall be used for residential purposes only, and no residence shall be erected on the same or any portion of the same which shall cost less than Five Thousand (\$5,000.00) Dollars, or either have not less than 900 square feet in floor area, not including stoops or porches.

(2) No surface closet shall be erected or used on any portion of said property, but only approved septic tanks or other sanitary sewers shall be placed thereon.

(3) No commercial buildings of any kind shall be erected on said property, and no commercial activities of any kind shall be permitted thereon, including places of amusement, and any conduct or activity which creates a disturbance or nuisance is expressly forbidden.

These restrictions are imposed for the benefit and protection of the present owner of the described property and his heirs, successors and assigns, and also for the benefit and protection of the owners of any adjoining property and the property lying on the opposite side of State Highway No. 14 from that described, their successors and assigns. Any violation or attempted violation of these restrictions shall entitle any owner of the property described, or portion thereof, and also the owners of adjacent property including that lying on the opposite side of the Highway No. 14, to bring proper court proceedings to enjoin the same and for any damages or injuries such owner may have suffered.

Witness my hand and seal this the 28th day of February, 1955.

Signed, sealed and delivered in the presence of:

John McClinton
C. W. McClinton

J. A. Wood SEAL

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE

Personally appeared John McClinton and made oath that he saw the above named J.A. Wood sign, seal and deliver the foregoing Restrictive Covenants, and that he with C. W. McClinton witnessed the execution thereof.

Sworn to before me this the 28th day of February, 1955.

C. W. McClinton SEAL

John McClinton

Notary Public for S.C.

Recorded September 7th, 1955 at 3:15 P.M. #23143