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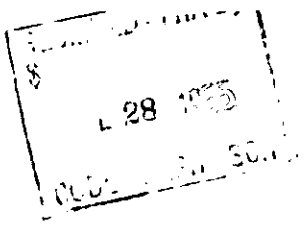
STATE OF SOUTH CAROLINA :
: PROTECTIVE COVENANTS
COUNTY OF GREENVILLE :



The following protective and restrictive covenants are hereby imposed upon the properties of the parties hereto, described as follows:

All those parcels or lots of land situated on State Highway No. 110 leading from Greer to Oneal, in Chick Springs Township, about one-half mile northward from the City of Greer, Greenville County, State of South Carolina, being designated as Lots Nos. 4, 5, 11, 13-A and 13-B of the L.W. Jones Estate according to survey and plat by H.S. Brockman, Registered Surveyor, recorded in Plat Book FF, page 285, R.M.C. Office for Greenville County. Lots Nos. 4 and 5 now being owned by Wilma W. Barton, Lot No. 11 being owned by Manly B. Jones, Lot No. 13-A being owned by Francis S. Sullivan and Josephine Y. Sullivan, and Lot No. 13-B being owned by W. Dennis Smith.

1. No lot described herein shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No dwelling shall be permitted on any lot or subdivision thereof at a cost of less than $8,000.00, or at the option of the owner the same may be constructed provided the ground floor area of the main structure shall be not less than 1000 square feet, exclusive of porches, stoops and garages, of standard quality in workmanship and materials.

3. No dwelling shall be erected or placed on any lot or subdivision thereof having less than 75 feet in width at the front thereof and at the building line, nor shall any dwelling be erected or placed on any lot having a depth of less than 150 feet.

4. No surface closet shall be used on any portion of said properties, but only approved septic tanks or other sanitary sewers, and no noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

5. No structure of a temporary character, trailer, basement, tent, shack or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

6. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from this date.

These restrictions are imposed for the mutual advantages and protection of the said present owners of the lots described, and for their successors and assigns. Any violation or attempted violation of said restrictions shall entitle any owner of the said lots or any portion thereof to bring proceedings in any court having jurisdiction to restrain such violation or to recover damages.

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