

front lot line. No building, except a detached garage or other outbuilding located 75 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line, or nearer than 25 feet to any rear lot line; and no detached garage or other outbuilding shall be located nearer than 5 feet to any side lot line.

4. No lot shall be recut so as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain an area less than it now has, as shown on said recorded plat, provided that a lot may be divided for the purpose of enlarging the size of its adjacent lots.

5. No dwelling shall be permitted on any lot if the ground floor of the main structure, exclusive of one-story open porches, breezeways and garages or car ports, is less than 1400 square feet for a one-story dwelling, or less than 1000 square feet for a dwelling of more than one story; provided further, however, that in the case of a dwelling of more than one story, the second story thereof shall have a minimum of 750 square feet.

6. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood

7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

8. The right is reserved to lay or place or authorize the laying and placing of sewer, gas, and water pipes, telephone, telegraph and electric light poles on any of the streets shown on said recorded plat without compensation or consent of any lot owner, and an easement for the installation and maintenance of utilities and drainage facilities is reserved as shown on the recorded plat.

9. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewerage disposal becomes available.

IN WITNESS WHEREOF the undersigned owners of all the property in Elletson Acres do by these presents affix their Hands and Seals this the 19th day of March, 1956.

In the presence of:

Nellie M. Cunningham  
Ruth S. Poole

Frances Lucy Elletson (LS)  
Frances Lucy Elletson  
H. C. Gibson (LS)  
H. C. Gibson

STATE OF SOUTH CAROLINA ))  
  )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared before me Nellie M. Cunningham  
Ruth S. Poole  
and made oath that she saw the within named Frances Lucy Elletson and H. C. Gibson sign, seal and as their act and deed deliver the within written restrictions and that she with Ruth S. Poole witnessed the execution thereof.

SWORN TO BEFORE ME  
this 19th day of March, 1956.

L. P. Poole (LS) Ruth S. Poole

Notary Public for South Carolina  
Recorded March 20th, 1956 at 9:16 A.M. #7203