

FILED

JUN 22 1956



Mrs. Ollie Farnsworth
R. M. C.

555 399

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS

Cedar Lane Gardens, a South Carolina corporation, the owner of the property hereinafter described, does hereby impose upon said property the following covenants and restrictions:

(1) At or before the time the property is used for commercial purposes, a planting screen approximately five feet in width will be planted along the south property line, extending from the east side of Old Augusta Road in an easterly direction so far as said south line adjoins property zoned residential, and along the westerly boundary (eastern side of Old Augusta Road) for a distance of forty feet in a northerly direction.

(2) The type screening planted will be of such variety and character as to reach a minimum height of eight feet.

(3) No driveway entrance to the property from Old Augusta Road will be made or used within fifty feet of the southwest corner of said property.

The property affected hereby is described as follows:

ALL That certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid, on the West side of Augusta Road, shown on a plat prepared by Dalton & Neves, Engineers, September, 1932, recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 218, containing 1.08 acres, more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At the intersection of the Old Augusta Road and the New Augusta Road, and running thence with the center of the Old Augusta Road, S. 74-17 W. 210 feet to an iron pin; thence still with the center of said road, S. 20-50 W. 30 feet to an iron pin; thence still with said road, S. 10-0 W. 163 feet to an iron pin at the rear corner of property now or formerly belonging to W. R. Lupo; thence along the line of the Lupo property N. 80-33 E. 290.8 feet, more or less, to an iron pin on the New Augusta Road; thence along the line of the New Augusta Road, N. 13-13 W. 200 feet, more or less, to the point of beginning.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them, and may not be altered or amended by the undersigned except by and with the consent of the Planning and Zoning Commission of the City of Greenville, South Carolina.