

the South by McDaniel property and on the West by property to be deeded to Greenville Country Club, said land being 250 feet West from the right-of-way of S. C. Highway 291:

1. No building or dwelling for human occupancy shall be erected on any part of said property which does not meet each of the following requirements:

- (a) It shall be a single family dwelling.
- (b) It shall have, if a single-story dwelling, a minimum floor area of 1,500 sq. feet and, if a two-story dwelling, a minimum floor area of 2,200 sq. feet. In determining the floor area, open porches, screen porches, basements and garages shall be excluded.
- (c) It shall be on a lot having a depth of not less than 250 feet and a frontage on a public road of not less than 100 feet.
- (d) The above requirements do not apply to buildings for domestic servants or to buildings used for farm purposes, provided that said purposes shall be directly connected with and result from the use of the particular lot upon which said buildings are situate.

2. It is not intended to restrict the normal use of the aforesaid lands and it is expressly understood and agreed that farming, dairying, forestry, cattle raising, playground, park or non-commercial recreational uses and other similar activities may be carried on by the owners of said property.

3. The owners reserve the right to sell, subdivide, lay streets and alleys and make utility installations through their property in keeping with this agreement.

4. These restrictions are covenants which "run with the land" and shall be binding on the undersigned, their heirs, successors, assigns, grantees, executors and administrators. They shall be liberally construed to effect their purpose.

5. These restrictions are to be binding and of legal effect until January 1, 1966, at which time they shall be automatically renewed for successive periods of ten years unless terminated thereafter by obtaining the consent of the undersigned, the Greenville Country Club, and a majority of the then property owners.

IN WITNESS WHEREOF, The parties have hereunto set their hands and seals this 21st day of August, 1956.

WITNESSES:

Jacqueline P. Peace C. W. Wych (SEAL)
Phyllis W. Jones
Jacqueline P. Peace R. E. Dwyer (SEAL)
Phyllis W. Jones

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