

WHEREAS, there is situate in the County of Greenville,
a tract of land comprising three lots owned and being developed
into building lots by B. E. Huff; and

WHEREAS, it is the desire and intent of the developer of
said property, that said property be subdivided and sold by lots;
and

WHEREAS, it is the desire and intent of the developer of
said property, that the entire property and each lot thereof be re-
stricted as to use, location and character of building thereon, and
as to all other things necessary to create and maintain a comprehensive
scheme of desirable home sites, and to create and maintain a resi-
dential area that will be free of obnoxious uses and overcrowding
of land; have adequate open spaces and yards; and have permanent
mutual protection of values and amenities.

NOW THEREFORE, to achieve these ends, the following
conditions and covenants are hereby imposed upon the property as
shown on the Plat thereof prepared by J. C. Hill, Greenville, S. C.,
dated April 5th, 1956, and recorded in the Office of the Register
of Mesne Conveyance for Greenville County in Plat Book LL, at
page 91.

ARTICLE I. Restrictions and Covenants. No land shall
be used or occupied and no structure built with said subdivision
except in conformance with the following:

A. No building or structure shall be located upon any
lot closer than fifty feet from the front lot line.

B. There shall be no residence or dwelling constructed
on said lots having less than 1200 feet minimum floor space.

C. No trailer shall be occupied upon any lot for sleeping
or dwelling purposes. No obnoxious or offensive activity shall be
carried on, nor shall anything be done which may be or become an
annoyance or nuisance to the neighborhood. No garage apartments
shall be built on the above mentioned property. No apartment
houses shall be built on the above mentioned property.