

STATE OF SOUTH CAROLINA) PROTECTIVE COVENANTS APPLICABLE TO
COUNTY OF GREENVILLE) PROPERTY OF EUNICE G. FARR.

OCT 3 10 11 AM '53

I. THE PROTECTIVE COVENANTS HEREAFTER set forth shall pertain to all lots and tracts in that certain tract of land near the City of Greenville Paris Mountain Township, Greenville County, State of South Carolina, being that certain parcel of property located on the Eastern side of the Cedar Lane Road (formerly Hunt Bridge Road) opposite property of W. J. Farr, and beginning at the Hodgens corner and running North along said road approximately 650 feet to a county road at the lower corner of Woods property and extending east 200 feet deep the entire 650 feet along said Cedar Lane Road.

II. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

III. DWELLING DESIGN AND SIZE: No dwelling shall be permitted on any lot or tract of which the ground floor of the main structure, exclusive of one-story open porches and garages, shall contain less than 1200 square feet for a one-story dwelling or less than 900 square feet for a dwelling of more than one story. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will add beauty,

IV. BUILDING LOCATION: No building shall be located on said property within 50 feet of the front property line along said Cedar Lane Road, nor within 10% of the width of any lot to a side lot line after subdivision.

V. NUISANCES: No noxious or offensive activity or trade shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

VI. SEWERAGE: All sewerage disposal shall be by septic tank approved by the State Board of Health and the County Health Officer, or city sewerage line when available.

VII. TERM: 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 the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then land owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

VIII. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage.

IX. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

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