

GREENVILLE
OCT 22 9 35 AM 1957
N.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

The following protective and restrictive covenants are hereby imposed upon the properties of the party hereto, authority given under will of John Drayton Fleming (Apt. 657 File 14) Greenville County Probate Office, in which the executor was given the full power to execute and deliver all deeds or other form of documents, necessary, proper or desired in the handling of the estate of John Drayton Fleming, the properties are described as follows.

All that piece, parcel or lots of land in Chick Springs Township, County of Greenville, State of South Carolina, lying on Miller Drive, Drayton Drive, Payne Road and Suber Road, and being shown and described as all of the property on a plat entitled "Fleming Heights", made by Robert Jordan, surveyor, dated September 27, 1957, and recorded in plat book KK page 113, Greenville County R. M. C. Office, reference is hereby made to said plat for a more complete description as to metes and bounds.

1. That the above described property shall be used for residential purposes only.
2. That no dwelling or other building shall be placed or erected any closer than Forty (40) feet to the road or street on which the property fronts, as shown by above mentioned plat.
3. That no dwelling shall be placed on the above described property which has any less than Nine Hundred and Fifty (950) feet of floor space, exclusive of porch or attached garage.
4. That no house trailer or mobile home shall be placed on the within described property or attached to any dwelling thereon in any manner whatsoever.
5. That no more than one house or dwelling shall be placed on any one lot.

These restrictions are imposed for the mutual advantages and protection of the said party or present owners of the property herein described and their successors and assigns, any violation or attempted violation of the said restrictions shall entitle any owner of the said property or any portion thereof to bring proceedings in any Court of jurisdiction to restrain such violation or to recover damages.

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 one years.

Witness my hand and Seal this 21st day of October 1957.

In Witness:

1. B. J. Green
2. Dan G. McInney

James Edward Fleming (SEAL)
James Edward Fleming as executor
of the John Drayton Fleming Estate

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me B. T. GREEN and made oath that he saw the within named James Edward Fleming, as Executor of the John Drayton Fleming Estate, sign seal and deliver the within written instrument and that he with DAN G. McINNEY witnessed the execution thereof.

SWORN to before me this 21st day of October 1957.
Dan G. McInney (SEAL)
Notary Public for S. C.

B. J. Green