

FILED  
GREENVILLE CO. S. C.  
APR 7 12 27 PM 1958  
OLIVER WORTH  
R.M.C.

RESTRICTIVE COVENANTS OF PROPERTY OF HOMER STYLES AND RUTH B. MAULDIN

These restrictive covenants shall apply to the 14 lots of land shown on plat of the property of Homer Styles and Ruth B. Mauldin made by Terry T. Dill on January 30, 1958, recorded in Plat Book KK at page 104, and shall run with the land and shall be binding on all owners of the lots shown on said plat until April 1, 1973 and shall thereafter be automatically extended for successive periods of 10 years, unless by a vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If any owner of any of the said lots, or the heirs or assigns of any person claiming under them, shall violate any of the covenants herein, any other owner of any of the said lots may prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate these covenants and either prevent him from so doing or recover damage or other dues for such violation.

Invalidation of any one of these covenants by judgment at law shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All of the lots shown on said plat shall be used solely for residential purposes.
2. No building shall be located nearer the front line of the lot than 30 feet nor nearer the side line of the lot than 5 feet.
3. No trailer, basement, tent, garage, barn or other outbuilding shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. No residence shall be erected on any lot having less than 1200 sq. ft. of floor space, exclusive of open garages and porches.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of April, 1958.

IN THE PRESENCE OF:

Ena W. King  
Ben C. Thornton

Homer Styles (L.S.)

Ruth B. Mauldin (L.S.)

IN THE PRESENCE OF:

Wallace Turner

John T. Styles

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

PERSONALLY Appeared before me Ena W. King, who being first duly sworn says that she saw the within named Homer Styles and Ruth B. Mauldin sign, seal and as their acts and deeds deliver the foregoing restrictions and that she with Ben C. Thornton witnessed the execution thereof.

SWORN to before me this 2nd day of April, A.D. 1958.

Ben C. Thornton (SEAL)  
Notary Public for S. C.

Ena W. King