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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CLERK OF COURTS  
R.M.C.  
RESTRICTIONS OF REAL ESTATE

The following protective and restrictive covenants are hereby imposed on the below described property of John H. Greer, which are as follows:

" All that, piece, parcel or tract of land in Chick Springs Township, County of Greenville, State of South Carolina, located near Pleasant Grove Baptist Church and being shown and designated as lots ONE (1) through TWENTY ONE (21) ~~xx~~ inclusive on a plat of property made for John H. Greer, by H. S. Brockman, surveyor, dated July 16, 1957 and recorded in plat book PP page 121, Greenville County R. M. C. Office, to which reference is hereby made for a more complete description."

- (1.) That no dwelling or other building shall be erected or placed any closer than 40 feet to the road or street on which the property fronts, as indicated by building line on said plat.
- (2.) That the above property shall be used for residential purposes only, no business shall be carried on or placed on the property whatsoever.
- (3.) That no more than one dwelling shall be placed or erected on any one lot and no out building shall be placed or erected on any one lot other than a private garage.
- (4.) That no house trailer or mobile home shall be placed or parked on the above property for any length of time.
- (5.) That no dwelling shall be placed or erected on the property which shall have any less than 1350 square feet of floor space exclusive of porch or attached garage, which may be divided between more than one story.
- (6.) That no dwelling shall be placed or erected on the above described property which shall have an appraised value of less than \$12,500.00 and no dwelling shall be placed thereon which is constructed of concrete blocks or which shall have asbestos siding on outside.
- (7.) No livestock shall be kept on the within described property.
- (8.) No fences or other obstruction to view shall be placed on the property in front of any dwelling other than a retaining wall which shall be no higher than necessary to serve its purpose.
- (9.) Each dwelling placed on the above described property shall be required to have a septic tank sufficient for the normal use of such dwelling.
- (10.) Each dwelling placed or erected on the above described property shall be a single family dwelling or unit.

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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 property or any portion thereof to bring proceedings in any Court of Jurisdiction to restrain such violation or to recover damages.

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