

STATE OF SOUTH CAROLINA)
) RESTRICTIONS OF REAL ESTATE
 COUNTY OF GREENVILLE)

The following protective and restrictive covenants are hereby imposed on the below described real estate of the Palmer O. Copeland Estate, by the executors of the said estate through the power given to them under the terms of the will of Palmer O. Copeland, according to an agreement in writing the devisees of the said estate agreed to sell the below described real estate at public auction and the same was sold at public auction August 16, 1958, at which time the below named restrictions were announced at the beginning of the sale.

" All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located three miles North West from Greer, S. C., on both sides of State Highway No. 415, (also known as the Buncombe Road) on the Old Rutherford Road and on a dirt road and new cut dirt road lying just off said State highway and being all of the real estate in the estate of Palmer O. Copeland at the time of his death and described in three separate plats of the said estate known as plat number one made Aug. 5, 1958, plat number two made Aug. 4, 1958, and plat number three made Aug. 6, 1958, by H. S. Brockman, surveyor, to which reference is hereby made."

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.
2. That no dwelling shall be placed on the above described property which shall any less than 950 square feet of floor space, exclusive of porch or attached garage.
3. That no more than one dwelling shall be placed on any one lot.
4. That no alcoholic beverages shall be sold thereon, no junk yards or pool rooms placed thereon.

These restrictions are imposed for the mutual advantages and protection of the said parties or present owners of the property herein described and their successors and assigns, any violation or attempted 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.

These covenants shall run with with the land and shall be binding on all parties and all persons claiming under them for a period of 20 years.

GIVEN OVER MY HAND AND SEAL THIS 20th DAY OF AUGUST 1958.

In Witness:

1. R. C. Hughes
2. Dan G. McKinney

James Ansel Copeland
 As Executor of the Palmer O. Copeland Estate

Lucille Copeland Massengale
 As Executor of the Palmer O. Copeland Estate

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Personally appeared before me R. C. Hughes and made oath that he saw the within named James Ansel Copeland and Lucille Copeland, as Massengale, as Executors of the said Copeland Estate, sign, seal and deliver the within written instrument and that he with Dan G. McKinney, witnessed the execution thereof SWORN to before me this 20th day of August, 1958

Dan G. McKinney (SEAL)
 Notary Public for S. C.

R. C. Hughes