

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

The following protective and restrictive covenants are hereby imposed on the below described property of Gordon L. Smith, Harold Smith, Ruth Smith Barton and Lois Smith Vaughn, which is described as follows:

" All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, located near Greer, S. C., lying on both sides of State Highway No. 14, and shown as all of the property ( lots 1 through 37 inclusive) on a plat entitled "MAPLE HEIGHTS", made for Lee G. Smith Estate, by H. S. Brockman, surveyor, dated Aug. 29, 1958, and recorded in plat Book MM page 31, Greenville County R. M. C. Office, to which plat reference is hereby made for a more complete description."

- 1. That the above described property shall be used for residential purposes only, there shall be no business conducted on the property whatsoever.
- 2. That no dwelling shall be placed or erected any closer than 40 feet to the road or street on which the property fronts.
- 3. That no house trailer or mobile home shall be placed on the property for any length of time.
- 4. That no dwelling shall be placed or erected on the property which shall have any less than 950 square feet of floor space, exclusive of porch or attached garage.
- 5. That no more than one dwelling shall be placed or erected on any one lot as shown on the above mentioned plat.

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 violation of the said restrictions shall entitle ~~xxx~~ any owner of the property or any portion thereof to bring proceedings in in Court of jurisdiction to restrain such violation ot to recover damages.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under than for a period of twenty (20) years.

GIVEN OVER OUR HANDS AND SEALS this 11th day of September, 1958.

In Witness:

ORIS B. FLYNN  
DAN G. WILKINSON

Gordon L. Smith (SEAL)  
Harold Smith (SEAL)  
Lois Smith Vaughn (SEAL)  
Ruth Smith Barton (SEAL)

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