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BOOK 621 PAGE 15

OLLIE PLANNING NORTH

R.M.C.
DECLARATION AND STATEMENT

OF

PROTECTIVE COVENANTS, RESTRICTIONS AND CONDITIONS

OF

SUBDIVISION FOR ABNEY MILLS

POINSETT PLANT

These covenants, restrictions and conditions shall run with the land and, subject to the reservations hereinafter set forth, shall be binding upon the owners of all numbered lots (except Lot 120 to which the provisions hereof shall not apply) shown on the plat entitled "Subdivision for Abney Mills, Poinsett Plant" made by Pickell and Pickell, Engineers, March 5, 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 51:

1. Each of such lots shall be used exclusively for residential purposes and no business shall be conducted thereon, even though incidental to the residential use of such lots.
2. No livestock shall be stabled, penned, or otherwise kept or permitted upon any lot.
3. Only one dwelling, which contains apartments for not more than two families, shall be erected upon any one of such lots, provided, however, any dwelling upon any one of such lots having, at the time of the effective date hereof, more than two such apartments may be maintained and used with such number of apartments, and if removed or destroyed may be replaced by a similar dwelling.
4. No building or addition thereto shall be erected upon any one of such lots nearer than ten feet to the front lot line, unless a majority of the houses fronting on the same side of the block in which such house is situated shall be closer to such front lot line, and in such event such new building or addition shall be erected no closer to the front lot line than the closest of such other houses. Nor shall any building or addition thereto be erected upon any one of such lots nearer than five feet to the side lines of such lot nor nearer than five feet to the rear line of such lot. Nothing in this paragraph shall require a now existing building to be relocated. In the event of the removal or total or partial destruction of an existing building, a building to replace the same may be constructed which conforms to the lot lines hereby established, or which encroaches on such lines to no greater extent than the original building.
5. Any building or addition, or a replacement of the same, shall be of quality, cost and grade at least equal to existing dwellings in the same block and fronting on the same side of the street as the lot on which such building or addition is sought to be erected.
6. Any out-building or garage erected upon any one of such lots after the effective date hereof shall be so located that the front line of such out-building or garage is no closer to the front lot line than the rear line of the dwelling upon such lot.

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