

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIONS OF REAL ESTATE.

"LEAWOOD HILLS"

The following protective and restrictive covenants are hereby imposed on the below described property of E. H. Batson and Homer Styles, which is described as follows:

" All that piece, parcel or lot of land in Paris Mountain Township, County of Greenville, State of South Carolina, a part being in Tax District No. 296 and a part in Tax District No. 235, and being all of the lots shown on a plat of property entitled "LEAWOOD HILLS", made for E. H. Batson and Homer Styles, by Terry T. Dill, surveyor, dated October 1958, with the exception of lots numbers 1, 13 and 25, to which these restrictions will not apply. This is the greater part of the property conveyed to E. H. Batson and Homer Styles by the heirs at law of Pearle Miller on or about July 27, 1957."

1. That the above described property shall be used for residential purposes only.
2. That no dwelling shall be placed or erected on the property which shall have any less than 1050 square feet of floor space, exclusive of porch or attached garage.
3. That no more than one dwelling shall be placed or erected on any one lot, and the same shall be a single family dwelling
4. That no house trailer or mobile home shall be placed on the above described property.
5. That no dwelling or other building shall be placed or erected any closer than 30 feet to the street on which the property or lot fronts and any closer than 15 feet to the property line of the lot or lots the property may join on each side.
6. That the plans for any dwelling that may be erected on the within described property shall be approved by the within named E. H. Batson and Homer Styles, in the event of the death or disability of one, then the approval of the other, in the event the plans are submitted for approval and no reply is received before the dwelling is complete, then the plans shall be deemed approved, in the event that no plans are submitted for approval and no action is started by the within named E. H. Batson or Homer Styles before the dwelling is completed then the plans shall be deemed approved.

These covenants are made for the benefit of E. H. Batson and Homer Styles, their heirs and assigns and shall run with the land and shall be binding on all of the grantees of the above described property, their heirs or assigns for a period of 21 years, any violation or attempted violation of the within restrictions shall entitle the said E. H. Batson or Homer Styles, only, to bring proceedings in any Court of jurisdiction to restrain such violation or to recover damages.

GIVEN OVER OUR HANDS AND SEALS THIS _____ DAY OF _____, 196__.

In Witness:

1. T. E. Jamison
2. E. C. Vernon

E. H. Batson (SEAL)
E. H. Batson

Homer Styles (SEAL)
Homer Styles

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