

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

JAN 9 9 43 AM 1962

OLLIE T. HARRIS
R.M.C.PROTECTIVE COVENANTS APPLICABLE TO
SHAMROCK ACRES, A SUBDIVISION NEAR
THE CITY OF GREENVILLE, AS SHOWN BY
PLAT DATED SEPTEMBER 1961 AND RE-
CORDED IN R.M.C. OFFICE FOR GREEN-
VILLE COUNTY IN PLAT BOOK YY AT PAGE
43.

WHEREAS, the lots in the above named subdivision are not subject to any protective covenants at this time, and

WHEREAS, J. Frank Williams, as the present owner of all lots shown on said plat, is desirous of providing for a general uniform scheme of quality, construction, and appearance of all improvements to be built upon said property for the protection of himself and all future owners.

NOW, THEREFORE, in consideration of the covenants and promises contained herein, and of other good and valuable consideration, there is hereby imposed the following protective covenants and restrictions upon the sale, transfer or use of all lots in Shamrock Acres Subdivision:

1. These covenants are to run with the land and shall be binding on parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall be automatically extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.
2. If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such person to prevent him from violating or attempting to violate the covenants, or to recover damages for such violation.
3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.
4. All lots in the subdivision referred to above shall be known and described as residential lots and used for single family residential dwellings.
5. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.
6. No residential structure shall be located nearer to the front lot line or nearer to the side street line than the building setback lines as shown on the recorded plat, nor shall such residential structure be located nearer to any side lot line than ten (10%) per cent of the width of the lot or 10 feet, whichever is less. No detached garage or other out-building located on the rear one-fourth of the lot shall be located nearer than five feet to any side lot line.
7. No residential structure shall be erected or placed on any building plot which plot has an area of less than 10,000 square feet and a width of less than 80 feet at the front building setback line.
8. The ground floor of the main residential structure, exclusive of one story open porches, detached garages or detached carports shall contain not less 1100 square feet for a one story dwelling nor less