

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOV 15 3 05 PM 1962

OLLIE F. BENTON
R.M.C.

RESTRICTIONS AND COVENANTS
 RUNNING WITH THE LAND BE-
 LONGING TO MR. AND MRS.
 JOE J. GENTRY, AS SHOWN ON
 PLATS DATED OCTOBER 1, 1956
 & OCTOBER 13, 1962, MADE BY
 J. Q. BRUCE, R.L.S., AND TO
 BE RECORDED HEREWITH.

RESTRICTIONS AND COVENANTS

LAND USE AND BUILDING TYPE. With the exception of the lots hereinafter described, no lots shall be used except for residential purposes. All lots or tracts lying on or bordering along State Highway No. S23-116 may be used for either business or residential purposes.

DWELLING COST, QUALITY AND SIZE. No dwelling shall be permitted on any lot with less than 1,000 square feet of heated living area, exclusive of garage, carports, open porches, and etc. It being the intention and purpose of the Covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these Covenants are recorded. This means completed residence finished inside and out. No outhouses, such as toilets or privies, will be allowed. No rundown, deteriorated, or dilapidated structures can be moved on to, placed on, or erected on any tract or lot.

BUILDING LOCATION. No building shall be located on any lot or tract nearer forty (40) feet to the front lot line.

EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

NUISANCES. No Noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES. No structure of a temporary character, with the exception of house trailers which will be hereinafter mentioned, shall be used on any lot at any time as a residence, either temporarily or permanently. This includes such things as tents, shacks, garages, barns, etc. Before any house trailer can be placed on any tract or lot, such placement must not only meet the approval of the surrounding property owners, but the trailer itself must also be factory built and must be connected to septic tanks or equivalent.

SEVERABILITY. Invalidity 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.

BUSINESS TYPES. Any business which is erected on the above mentioned tracts or lots bordering on State Highway No. S23-116 must be a legitimate business. No business shall be maintained which is boisterous, loud, or creates a nuisance to adjoining land owners. This includes such businesses as taverns, bars, dance halls, or other such establishments as sells intoxicating beverages; nor shall there be any junk, wrecking yards, or abattoirs maintained on any lot or tract.

GENERAL PROVISIONS. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date those covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

(Continued on Next Page)

54426 June 8, 1987. Affidavit of Restriction, Copy of Joe J. Gentry + Myrtle M. Gentry
 See Plat Bks - 1296, 1268 - 1987