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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO PROPERTY OF JAMES W. MAHON

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to all lots and tracts in the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in Grove Township, Greenville County, containing 149.5 acres, more or less, and being fully described as follows:

BEGINNING at an iron pin in the center of a County Road (S. C. Highway No. 106), and running thence S. 4-05 W. 814 ft. to a point; thence S. 75-46 E. 451.8 ft. to the center of Grove Creek; thence along the center of said creek in a southerly direction 616.8 ft. to a point; thence N. 34-02 W. 361 feet to a point; thence S. 50-00 W. 1716 ft. to a point; thence N. 38-42 W. 2211 ft. to a point; thence N. 47-30 E. 1687 ft. to a point; thence N. 49-15 E. 1268 ft. to a point; thence N. 39-00 W. 811 ft. to a point in the center of a branch; thence along the center of said branch as the line in an eastern direction 1673 ft. more or less to the center of Grove Creek; thence along the center of Grove Creek as the line in a southern direction 1525 ft. to a point; thence N. 79-33 W. 550 ft. to a point; thence S. 7-45 W. 533.5 ft. to the point of beginning.

This being the greater portion of the property heretofore conveyed to J. W. Mahon by two certain deeds recorded in the RMC Office for Greenville County in Deed Book 459 at Page 528 and Deed Book 659 at Page 19.

II. LAND USE AND BUILDING TYPE. No lot or Tract shall be used except for residential purposes, and no structure/^{allowed} on lot or tract other than a one detached single family dwelling. No structure of a temporary character, trailer, basement, tent, shack, garage, garage apartment, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plot plan showing the location of the structure, have been approved by the architectural control committee, composed of James W. Mahon and Evelyn R. Mahon, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location on the lot with respect to topography and finish grade elevation, and with respect to front and side lot lines.

IV. DWELLING DESIGN AND SIZE. No dwelling shall be permitted on any lot or tract of which the ground floor of the main structure, exclusive of one-story open porches and garages, shall contain less than 1500 square feet for a one-story dwelling or a split-level dwelling, nor less than 750 square feet for the ground floor of a two-story dwelling. It being the intention and purpose of this covenant to assure that all dwellings will be of a design and size which will/^{add} beauty, quality and harmony to the sub-division.

V. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having an area of less than 20,000 square feet, and a width of less than 100 feet on the front. No lot shall be re-cut to a smaller size.

VI. TRACT AREA AND SIZE. No tract shall be re-cut or divided into a smaller tract or lots than that conveyed to an original purchaser from James W. Mahon.

(CONTINUED ON NEXT PAGE)