

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

RESTRICTIONS OF REAL ESTATE AUG 30 1963  
(Mrs. J. V. Smith, 1963 30 at 2:23 PM 1963  
Lillian Farley Smith) 6631

CLERK OF COURTS

The following protective and restrictive covenants are hereby imposed on the below described property of, Lillian Farley Smith, which is described as follows:

"All that piece, parcel or tract of land in Greenville County, State of South Carolina, Chick Springs Township, located near the City limits of Greer, S. C., adjoining the Burgiss Hills Subdivision, located on both sides of Peachtree Drive and being shown as all of the property on a plat of property made for Mrs. J. V. Smith, Sr., by John A. Simmons, Surveyor, dated Aug. 22, 1963 and recorded in plat book RR page 139, Greenville County R. M. C. Office, to which plat reference is hereby made."

- (1.) That the above described property shall be used for residential only.
- (2.) That the building set back lines on both front and sides shall be those indicated on said plat.
- (3.) That no more than one dwelling shall be placed on any one lot and no one lot shall be recut to make two or more lots. That the dwellings erected thereon shall be single family dwellings.
- (4.) That no house trailer or mobile home shall be placed on the above described property.
- (5.) That no dwelling shall be placed or erected on the above described property that shall contain less than 1500 square feet of floor space, exclusive of porch or attached garage. That no dwelling shall be erected on the above described property that shall have asbestos siding as an exterior.

These restrictions are imposed for the mutual advantages and protection of the said parties or present owner their successors and assigns and all persons claiming under them, any violation or attempted violation of the said restrictions shall entitle any owner of the property or any portion thereof to bring proceedings in any Court of jurisdiction to restrain such violation or to recover damages.

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 one years.

GIVEN OVER MY HAND AND SEAL THIS 30th. day of August, 1963.

In Witness:

Lillian Farley Smith (SEAL)  
Lillian Farley Smith

- 1. Werne Smith
- 2. Dan G. Kinney

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me VERNE SMITH and made oath that he saw the within named, Lillian Farley Smith, sign, seal and as her act and deed, deliver the within written restrictions and that he with Dan G. Kinney witnessed the execution thereof.

Sworn to before me this )  
30th. day of August, 1963. )  
Dan G. Kinney (SEAL)  
Notary Public for S. C.

Werne Smith