

STATE OF SOUTH CAROLINA
GREENVILLE CO. S.C.

BOOK 733 PAGE 557

COUNTY OF GREENVILLE

RESTRICTIONS OF REAL ESTATE

OCT 15 10 14 AM 1963

(H. P. Baumgardner, Individually and as
Trustee for D. A. King, Jr., W. Don
Owens, Charles A. Vaughn and H. P.
Baumgardner)

OLLIE F. ...
R.M.C.

The following protective and restrictive covenants are hereby imposed upon the real estate of the above named parties, which is described as follows:

"All that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, being shown as all of the lots on a plat of property entitled "Blue Ridge Heights", made by John A. Simmons, surveyor, for W. Dennis Smith, dated Oct. 15, 1960, and recorded in plat Book EEE page 69, Greenville County R. M. C. Office, with the exception of lots 19 and 20 on said plat and being conveyed to said trustee by W. Dennis Smith."

1. That the property shall be used for residential purposes only.
2. That no house trailer or mobile home shall be placed on the property.
3. That no dwelling shall be placed or erected on the property which shall contain less than 900 square feet of floor space.
4. No. shell homes shall be placed on the property.
5. No noxious or dangerous animals shall be kept on the property.
6. All dwellings shall have septic tank according to State requirements.
7. No more than one dwelling shall be placed on any one lot and no lot shall be re-cut to make two or more lots.
8. That no dwelling or other building shall be erected any closer than 35 feet to the road or street on which the property fronts or closer than 10 feet to the side line of the adjoining lot.

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 or 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 person claiming under them for a period of 21 years.

GIVEN OVER MY HAND AND SEAL THIS 14 DAY OF OCTOBER, 1963.

In Wit:

1. Nelli Cannata
2. M. ...

H. P. Baumgardner (SEAL)
H. P. Baumgardner Individually and
as trustee for above named persons.