

GREENVILLE
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BOOK 734 PAGE 191

OCT 18 1963

OLLIE I. WRIGHT
R.M.C.
State of South Carolina) Building Restrictions and Protective Covenants -
County of Greenville) Property of R. B. Vaughn Estate,
Plat Book EEE, page 3.

The following building restrictions and protective covenants are imposed on that property shown on a plat entitled "Property of R. B. Vaughn Estate", recorded in Plat Book EEE, at page 3, for the benefit of the grantors and their purchasers, their heirs and assigns. These restrictions and covenants shall be binding until October 1, 1983. Thereafter they shall be automatically extended for successive ten year periods, unless at such times a majority of the then owners of the lots vote to change these restrictions in whole or in part. In the event that any owner of any lot violates, or attempts to violate, any of the restrictions or covenants herein, any other owner can prosecute legal proceedings in equity to prevent such violation, or at law for damages suffered by such violation. Invalidation of any one of the following restrictions or covenants shall not operate to invalidate the remaining ones.

1. The lots shall be for residential purposes only. On each lot shall be erected only one detached single family dwelling of not more than 2 stories. Garages shall be for not more than 2 cars.
2. The building line shall be 40 feet from the street. Dwellings shall be 6 feet or 10% of the lot width, whichever is greater, up to a maximum of 12 feet, from side lot lines or side street lines.
3. No dwelling shall be erected having less than 950 square feet of ground floor area, exclusive of car ports, attached garages, and porches.
4. No garage or other accessory building shall be erected nearer than 5 feet to a side or rear lot line.
5. No trailer, basement, tent, shack, barn or garage or other outbuilding erected on any lot shall be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No noxious or offensive trade or practice which constitutes a nuisance shall be conducted on any lot.
7. Sewage disposal shall be only by approved septic tanks until such time as other suitable means are available.

WITNESS my hand and seal this 17th day of October, 1963.

In the presence of:

Alice Ballenger
Richard H. Benson

Bessie V. Mitchell (seal)
Bessie V. Mitchell, as Executrix of
the Estate of R. B. Vaughn, deceased.

I approve of this instrument:

Woodrow R. Vaughn
Woodrow Vaughn

State of South Carolina)
County of Greenville)

Probate

Personally appeared before me the undersigned witness and made oath that he saw Bessie V. Mitchell, as Executrix of the Estate of R. B. Vaughn, deceased, sign, seal and as her act and deed deliver the within Building Restrictions and Protective Covenants, and that he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 18th
day of October, 1963.

Richard H. Benson

W. Mayes R. Johnson Jr.
Notary Public for South Carolina

Recorded October 18, 1963 At 9:25 A.M. # 11554