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BOOK 736 PAGE 441

C. L. F. ...

STATE OF SOUTH CAROLINA)-
COUNTY OF GREENVILLE)PROTECTIVE COVENANTS APPLICABLE
TO A SUBDIVISION KNOWN AS ISBELL
HEIGHTS AS SHOWN ON A PLAT RECORDED
IN THE R. M. C. OFFICE FOR GREENVILLE
COUNTY IN PLAT BOOK , PAGE

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as ISBELL HEIGHTS as shown on plat prepared by Piedmont Engineering Service, dated August 21, 1963, and recorded in the R. M. C. Office for Greenville County in Plat Book 444 , Page 167 . These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1988, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent them from doing so or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

2. No dwelling shall be erected on any of said lots with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, garages, or carports, less than 2,000 square feet for a one-story building, nor less than 1500 square feet for the upper area of a split-level dwelling, nor less than 1200 square feet (ground floor) for a two-story dwelling. In computing the square footage of any story and a half residence, that is not a split-level dwelling, no credit shall be given for the area above the ground floor. All plans must be submitted to a committee composed of W. N. Leslie, Wilkins Norwood and Jim Sanderson for approval.

3. No lot shall be re-cut or resubdivided so as to reduce its total area to less than that as shown on the recorded plat, with the exception of lots #13 and #14, so as to reduce their individual total area. However, recutting may be done for the purpose of enlarging the size of adjacent lots.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

5. However, the undersigned expressly reserves the right to cut a new street, 50 feet in width through one or more lots, namely #13 and #14, and the cutting of such new street shall not be deemed a violation of these restrictions. This reservation, however, shall not be construed as a charge or burden on any of the lots mentioned, and after said lots, or any of them shall have been conveyed by the undersigned, they shall not be affected in any way by this reservation.

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