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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIONS OF REAL ESTATE BOOK 789 PAGE 213

JAN 6 4 10 PM 1966
CLERK

The following protective and restrictive covenants are hereby imposed on the below described property of John H. Greer, which are as follows:

"All that piece, parcel or tract of land in Chick Springs Township, County of Greenville, State of South Carolina, located about 1 1/2 miles South of Greer, S. C., as shown on plat entitled "TETON FOREST", made by John A. Simmons, surveyor, dated September 17, 1965 and recorded in plat book "LLL" page 129, Greenville County R. M. C. Office."

- (1.) That no dwelling or other building shall be erected or placed any closer than 40 feet to the road or street on which the lot fronts, as indicated by building line shown on said plat.
- (2.) That the lots on said plat shall be used for residential purposes only, no business shall be carried on or placed on said property whatsoever.
- (3.) That no more than one dwelling shall be placed or erected on any one lot and no out building shall be placed or erected on any one lot other than a private garage.
- (4.) That no house trailer or mobile home shall be placed or parked on the above described property for any length of time.
- (5.) That no dwelling shall be placed or erected on the property which shall have any less than 1500 square feet of floor space, exclusive of porch or attached garage, which may be divided between more than one story.
- (6.) That no dwelling shall be placed or erected on the above described property which shall have an appraised value of less than \$15,000.00 and no dwelling shall be placed thereon which shall have asbestos siding as an exterior.
- (7.) No livestock shall be kept on the within described property.
- (8.) No fences or other obstruction to view shall be placed on the property in front of any dwelling other than a retaining wall which shall be no higher than necessary to serve its purpose.
- (9.) Each dwelling placed on the above described property shall be required to have a septic tank sufficient for the normal use of such dwelling.
- (10.) Each dwelling placed or erected on the above described property shall be a single family dwelling or unit.

These restrictions are imposed for the mutual advantages and protection of the within grantor or present owners of the property and their heirs, successors or assigns, any violation or attempted violation of the said restrictions shall entitle any owners of the within described property or any portion thereof to bring proceedings in any Court of Jurisdiction to restrain such violation or to recover damages.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 21 years.

In Witness whereof, I hereunto subscribe my name and affix my seal this
6 day of January, 1966.

In Witness:

- 1. W. A. McIllock
- 2. David B. McIllock

John H. Greer (SEAL)
John H. Greer

(Continued on next page)