— OLLIE FARNSWORTH R.M.C.

BOOK 817 PAGE 116

STATE OF SOUTH CAROLINA)

RESTRICTIONS OF REAL ESTATE

COUNTY OF GREENVILLE

The following protective and restrictive covenants are hereby imposed on the below described property of Ratterree-James Insurance Agency, which is described as follows:

"All that piece, parcel or tract of land in Chick Springs Township, County of Greenville, City of Greer, located on Tryon Street, Euroh Drive and Sunset Ave., and being shown as all the property(lots 1 through 10, inclusive) on plat made for Ratterree-James Insurance Agency by Jones Eng. Service, dated Nov. 1956 and recorded in plat book "NNN" page 76, Greenville County R. M. C. Office."

- \$1.) That the above described property shall be used for residential purposes only, there shall be no business conducted on the property whatsoever.
- (2.) That no dwelling or other building shall be erected or placed on the property any closer than shown by the set back line on above plat or closer than ten (10) feet to the adjoining lot.
- (3.) That only single family dwelling shall be erected on the property, with at least 1000 square feet of living space.
- (4.) that no lot shall be re-cut to make two or more lots, and no more than one dwelling shall be placed on one lot.
- (5.) That no mobile home or house trailer shall be placed on the property as a dwelling.
- (6.) No fence that shall exceed three feet in height shall be built, erected or moved on the premises nearer than the set back line.

These restrictions are imposed for the mutual advantages and protection of the present owner and their successors and assigns, any violation or attempted violation of the same shall entitle any owner of the property or 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 the present owner for a period of 21 years.

Dated this 6 day of April, 1967.

1. Miless:

RATTERREE-JAMES INSURANCE AGENCY

By: James President

STATE OF SOUTH CAROLINA

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COUNTY OF GREENVILLE)

医克罗耳氏 迎幕,曾初江江路,在京县农村主张村、广

Personally appeared before me Miriam S. Polson and made oath that she saw the within named Laurens I. James as President of Ratterree-James Insurance, sign, seal and as his act and deed, deliver the within written instrument and that she with Dan G. McKinney witnessed the execution thereof.

SWORN to before me this
6 day of April, 1967.

Sun A. M.:/(Lin.:(SEAL))
Notary Public for S. C.

Restrictions Recorded April 6th., 1967 At 12:29 P.M. # 2L082