

Nov 25 01 PM '71

VOL 929 PAGE 23

STATE OF SOUTH CAROLINA )

OLLIE FARNSWORTH  
R.M.C.

COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS APPLICABLE TO GREEN VALLEY ESTATES,  
14.4 ± AC. FUTURE DEVELOPMENT, PROPERTY LOCATED NEAR THE  
CITY OF GREENVILLE AS SHOWN BY PLAT DATED December 20, 1957  
RECORDED IN PLAT BOOK QQ, AT PAGES 2 and 3, IN THE R.M.C.  
OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

WHEREAS, Liberty Properties Corporation of South Carolina is the owner of a certain tract of land as shown on plat of Green Valley Estates, prepared by Piedmont Engineering Service dated December 20, 1957, containing a parcel of land adjacent to Lots Nos. 108 and 109 and labeled "14.4 ± Ac. Future Development" on said plat, recorded in Plat Book QQ, at pages 2 and 3, and

WHEREAS, Liberty Properties Corporation of South Carolina desires to impose restrictions on said 14.4 ± Ac. Future Development tract in order to insure that the quality, construction, appearance and alignment in the construction, placement and design of improvements to be built upon said tract will be uniform and in keeping with improvements now existing and/or to be constructed on the numbered lots of Green Valley Estates as shown on the above mentioned plat of survey;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the mutual covenants and promises herein contained and for good and valuable considerations, the parties hereto do by these presents impose the following covenants and restrictions and affirmative covenants upon the sale, transfer or use of that certain tract of land located adjacent to Lots Nos. 108 and 109 and labeled "14.4 ± Ac. Future Development" as shown on the plat of Green Valley Estates, prepared by Piedmont Engineering Service dated December 20, 1957, recorded in Plat Book QQ, at pages 2 and 3, in the R.M.C. Office for Greenville County, S. C., which restrictions shall be binding upon Liberty Properties Corporation of South Carolina, its successors and assigns, purchasers or transferees until January 1, 1988, at which time these restrictions shall be automatically extended for successive periods of 20 years unless by vote of a majority of the then owners of the said 14.4 acre tract and the numbered lots located in Green Valley Estates it is agreed to change said covenants in whole or in part.

The protective covenants and restrictions are as follows:

1. No structures shall be erected, altered, placed or permitted to remain on property other than one detached single family dwelling not to exceed two and one-half stories in height, a private garage, domestic employee's quarters, guest house. No other out-buildings of any type shall be erected or altered without the written approval of Liberty Properties Corporation of South Carolina.

2. No building, including the dwellings, guest house, detached garages and out-buildings shall be erected, placed or altered on this property until the building plans, specifications, and plot plans showing the location and orientation of such building have been approved in writing by Liberty Properties Corporation of South Carolina as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation. In the event Liberty Proper-

(Continued on next page)