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GREENVILLE CO S S C C

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ELIZABETH RIDDLE
STATE OF SOUTH CAROLINA) R.M.C. RESTRICTIONS APPLICABLE TO
COUNTY OF GREENVILLE) LOTS 1 THROUGH 15 OF MIDWAY
ACRES

WHEREAS, the undersigned are presently the owners in fee simple of all those certain lots of land designated as Lots 1 through 15 on plat of Midway Acres, as more particularly shown on plat by C. F. Webb, R.L.S., bearing date of January 23, 1971, and recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book 4I at Page 77, said property being located near Marietta, South Carolina.

WHEREAS, the said owners are desirous of imposing restrictions on Midway Acres; therefore, the undersigned hereby place the following restrictive and protective covenants thereon for the benefit of themselves and future owners of said lots.

1. All lots shall constitute residential building area and shall be used for residential purposes only.
2. No structure shall be erected on any building lot other than one detached single-family dwelling not to exceed two and one-half stories in heights.
3. No building shall be erected on any residential building lot nearer than 35 feet to the front lot line nor nearer than 10 feet to any side lot line.
4. No obnoxious or offensive trade or activity shall be carried on on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance.
5. No trailer, tent, shack, barn or other outbuilding shall be erected on the tract nor used for a residence, temporarily or permanently.
6. No hogs, cattle, horses, or other livestock, including poultry shall be maintained or kept on any of the lots covered by these protective and restrictive covenants. These restrictions do not apply to dogs and cats as pets.
7. No one-story dwelling having a ground floor area of the main structure exclusive of open porches and garages shall be less than 1,000 square feet, nor less than 1,600 square feet in case of a one and one-half or two story structure.
8. No garbage nor domestic trash shall be disposed of by burying on any lot. Trash, garbage or other waste shall be kept in sanitary covered containers; and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
9. All sewage shall be disposed of by municipal sewage disposal systems or septic tanks approved by the State Board of Health.
10. Any fence placed in front of the building setback line shall be of an ornamental design and not over three and one-half feet in height.

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