

These covenants and restrictions are to run with the land and shall be binding on all parties or persons claiming under them until January 1, 1992, at which time said covenants and restrictions shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners, or said lots agree to change said covenants in whole or in part.

If the parties hereto, their heirs or assigns, shall violate any of the covenants herein, it shall be lawful for the Grantor, his heirs, successors or assigns or any other person or persons, owning any part of said real property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either prevent him or them from doing so or to recover damages or other dues for such violation.

Invalidation of anyone 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. This property shall be used solely and exclusively for single family residential dwellings.
2. These lots shall not be recut or subdivided and no more than one dwelling shall be constructed on either lot.
3. No residence shall be located on any lot nearer than fifty feet from the front line of said lot, nor shall any building be constructed nearer than fifteen feet from any side line.
4. No trailer, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, either temporarily or permanently. No structures of a temporary nature shall be used as a residence. No house trailer shall be permitted on this property.
5. Sewage disposal shall be by a sewer district disposal system or by septic tank complying with the regulations and specifications of the South Carolina State Board of Health.
6. No commercial activity and no noxious or offensive trade or activity shall be carried on upon either lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Deed Recorded March 26th, 1973 at 4:41 P. M. #26938

MAR 26 1973 3:00
250 X 26938
STATE OF SOUTH CAROLINA

Caldwell Harper

TO
Donnie G. Clowney
2A Pocomt Nonda Manor
29605

DEED

I hereby certify that the within Deed has been this 26th day of March A. D. 19 73 recorded in Book 971 of Deeds, page 133 at 4:41 o'clock P. M.

Register of Mesne Conveyance for Greenville County

I hereby certify that the within Deed has been this ___ day of ___ A. D. 19 ___ recorded in Book ___ of Deeds, page ___

Auditor for Greenville County

WYCHE, BURGESS, FREEMAN & FARHAM, P.A.

Attorneys at Law
44 East Camperdown Way
Greenville, South Carolina
1.16 Acres, S.C. Hwy 417.

COUNTY TAX FOR THIS YEAR IS DUE BY DEC. 1st. YOU WILL RECEIVE NO TAX NOTICE THIS YEAR. HOWEVER AS OWNER, YOU ARE RESPONSIBLE FOR PAYMENT. FOR FURTHER INFORMATION CONTACT THE COUNTY TAX OFFICE.

STATE OF SOUTH CAROLINA COUNTY AUDITOR CERTIFICATE
COUNTY OF GREENVILLE

I hereby certify that the within deed has been entered of record in the office of the County Auditor for Greenville County pursuant to section 60-56, Code of Laws of South Carolina 1952.

Elizabeth D. Riddle
Elizabeth D. Riddle, Greenville
County Auditor

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