

JAN 21 1 05 PM '76

DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE ) RESTRICTIONS OF REAL ESTATE

The following protective and restrictive covenants are hereby imposed on the below described property of George W. Vaughn, which is described as follows:

"All that piece, parcel or lot of land in Greenville County, State of South Carolina, located North from Greer, S. C., on the western side of Cannon Road and being shown as all the property on Plat No. 1, of Cannon Hill, property of George W. Vaughn, recorded in plat book 5D page 99, Greenville County and all of the property shown plat No. 2 of Cannon Hill, property of George W. Vaughn, recorded in plat book 5D page 100, Greenville County R. M. C. Office."

1. That the above described property shall be used for residential purposes only.
2. That only single family dwellings shall be constructed or placed on the property.
3. That no mobile homes or trailers shall be placed on the property for any length of time.
4. That no lot shall be re-cut to make more than one lot.
5. That each dwelling shall contain at least 1400 square feet of floor space, exclusive of porch or attached garage.
6. That each dwelling shall contain or have a septic tank according to the laws of Greenville County.
7. That no dwelling or other building shall be placed any closer than 40 feet to the street or road on which it fronts or closer than 10 feet to the side line of lot. That only one dwelling shall be placed or constructed on any one lot.

These restrictions are imposed for the mutual advantages and protection of the present owner of the property herein described and his successors and assigns and all persons claiming under him, any violation or attempted violation of the above restrictions shall entitle any owner of the property or any 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 them for a period of 21 years, at which time a majority of the persons holding title to the above property can re-new same for another 21 year period.

Dated this 1st day of January, 1976.

In Witness:

*Charlie G. Wolfe*  
*Don D. Wilkey*

*George W. Vaughn* (SAL)  
 George W. Vaughn