

- (2) This property may not be re-cut for residential purposes in lots less than one acre or with less road frontage than 200 feet.
- (3) No exposed cement block or synthetic construction materials may be exposed on any improvements placed upon the property.
- (4) Only one-family residential homes may be placed upon the property and no mobile homes, modular homes, tents, or other type living facilities may be placed on this property. Residences constructed thereon must be brick veneer or other acceptable conventional-type materials.
- (5) No residence may be constructed on any portion of this property with less than 1800 square feet for one-story; 2,000 square feet for split-level; or 2,200 square feet for two-story, with a minimum of 1,400 square feet for first story on a two-story construction. No dwelling shall be over two stories in height.
- (6) No structure shall be placed nearer than 75 feet to road in front nor nearer than 35 feet to any side property line nor 10 feet to rear property line.
- (7) No noxious or offensive activities shall be permitted that would result in annoyance or nuisance to adjacent property owners.
- (8) No fuel tanks or garbage retaining units shall be exposed at any place on any of this property.
- (9) Any party violating the restricted covenants set forth above shall be responsible for all costs, attorney's fees and related expenses incurred by the party forcing compliance after notice of non-compliance is given and the violating party does not immediately correct.

The provisions of these restrictions shall be enforceable by the grantor or any subsequent grantees on the entire original tract of this property from which the portion above described was conveyed, and same may be amended or deleted at any time prior to expiration date by subsequent agreement of the grantor and grantees herein and any other grantees being conveyed property out of the tract from which this property was conveyed. (See below)

The above described land is a portion of the same conveyed to me by deeds recorded on the 9th day of June 19 72, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 946 Page 33, 35 & 83

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said grantees their Heirs and Assigns forever.

*This conveyance is further conditioned upon grantees constructing a house upon this property subject to the above restrictions. If such a house is not constructed by grantees within a reasonable time, grantees must reconvey the property to grantor for the same consideration as paid by grantees to grantor. Once this condition is complied with, this condition shall forever become null and void.

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