

GREENVILLE CO. S.C.

Book 9 Page 100

BONNIE G. SMITH-ENGLEY
RMC #

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS

The following building restrictions or protective covenants are hereby imposed upon all that tract of land shown on plat of property of Bonnie G. Smith, recorded in Plat Book BBB at page 33, prepared by C. O. Riddle, R.L.S., dated July 1964, in the RMC Office for Greenville County.

These covenants are to run with the land and shall be binding on all persons claiming under them until August 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

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

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect:

1. The property herein shall not be cut or subdivided into less than four acre tracts.
2. Only single family, detached residential dwellings shall be constructed and maintained on the property. The main level shall contain a minimum of 1,800 square feet, heated area, exclusive of garages, basements, porches and breezeways. In the case of a two story house, the minimum square footage for the main or lower level shall be 1,800 square feet of heated area. In the case of a split level, the minimum heated area of the two upper level, combined, shall be no less than 1,800 square feet.
3. No building shall be located near than 75 feet to any front building or lot line, nor nearer than 50 feet to any rear or side lot line.
4. No noxious or offensive trade or activity shall be carried on nor shall anything be done thereon which may or become an annoyance or nuisance to the neighborhood.
5. No commercial use, junkyard, filling station, grocery store, etc. shall be established or maintained upon said property and no house trailer, mobile home, or prefab shall be constructed or maintained upon said property other than on a temporary basis pending or during construction of a dwelling.
6. No disabled vehicle or unsightly machinery or junk shall be placed on any portion of this land, either temporarily or permanently.
7. No farm animals shall be maintained upon the subject property unless they are kept in pens or cages or in a fenced area so as to not be allowed to run loose on any other person's property.

IN WITNESS WHEREOF, the owners of said tract of land have set their hands and seals this 7th day of December 1976.

<u>Adelaide M. Grant</u>	<u>Perry J. McCarter</u>
<u>Richard A. Grant</u>	<u>Mary E. McCarter</u>
	Mary E. McCarter

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY APPEARED BEFORE ME ADELAIDE M. GRANT who made oath

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150 M

220270 BC

12 M

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