

RECORDED
4 07 1961

VOL 1091 PAGE 604

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) PROTECTIVE COVENANTS

WHEREAS, Leroy Cannon Realty, Inc., is the owner of that property in Piedmont Township, Greenville County, South Carolina, known as CANNON ESTATES SUBDIVISION, on a Plat made by Charles K. Dunn & T. C. Keith Associates, Surveyor, bounded in the triangle by South Carolina Road No. 541 and 272, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 76, said restrictions applying to all lots in said subdivision, except lot number 4.

WHEREAS, Leroy Cannon Realty, Inc., has subdivided and developed the aforesaid property as a single subdivision and desires to impose thereupon a general, uniform scheme of development;

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein contained for the benefit of the said Leroy Cannon Realty, Inc., and future owners of the above described property, the following covenants and restrictions upon the sale, transfer and use of the above-described property hereby imposed.

1. All of the lots shall be used exclusively for single-family residential dwellings. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single-family dwelling not to exceed two stories in height and a private garage for not more than three (3) automobiles. Garage apartments are specifically prohibited.

2. No residence shall be located on any lot nearer to the front line than the building set back lines shown on the afore-mentioned plat, and all such residences shall face toward the front line of the lot. No residence shall be nearer than ten (10) feet to any side lot line. No building of any kind shall be nearer than ten (10) feet to any lot line.

3. No residence shall be erected on any lot having less than 1,400 square feet of living area unless the same be two stories, in which event the first floor must contain a minimum of 1,200 square feet of living area, exclusive of porches, garages and breezeways.

GCTO -----2 NC, 979

429

4.0001

0607

4328 RV-2