

FILED
GREENVILLE CO. S. C.
MAY 21 11 07 AM '21
DONALD S. TAMMERSLEY

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, SECTION II., 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 7C at page 14, said restrictions applying to all lots in said subdivision.

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.

GREENVILLE COUNTY, S. C. MAY 21 1921

0000

4328 RV-2