

cont'd.

1105-555

Short Branch Road, which easement shall be for the use and benefit of all such property owners and for the general public, in perpetuity, and shall apply to that portion of Short Branch Road included in the above conveyance and as shown on the referenced plat of survey.

This conveyance is made and this property is sold subject to the following restrictions and protective covenants, which are imposed by the undersigned on all that tract of land owned by her lying on both sides of Terry Creek Road. These covenants are to run with the land, and if the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots or tracts to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, or to recover any actual damages suffered by reason of such violations.

1. all lots or tracts shall be used for residential purposes only, and only one single family residence shall be constructed upon any lot or tract; provided, however, that parcels may be subdivided into lots or tracts of not less than two (2) acres at any time after September 30, 1981.
2. No dwelling shall be erected on any lot or tract of less than three (3) acres which contains less than 1,200 square feet, exclusive of porches, carports, attached garages, and breezeways.
3. No dwelling, mobile home, garage, barn, shed, or other outbuilding shall be located nearer than 20 feet to any side or rear lot line nor nearer than 50 feet to the nearest edge of Short Branch Road.
4. No mobile home or other structure of a temporary nature or character shall be used as a dwelling or residence after September 30, 1986.

The above described property is all of the same conveyed to me by Poinsett Home Builders, Inc. by deed dated June 16, 1979, and recorded on June 19, 1979, in the R.M.C. Office for Greenville County, S. C., in Deed Book 1105, Page 90, and part of the same conveyed to me by Nancy G. Brown by deed dated February 4, 1967, and recorded on February 8, 1967, in the R. M. C. Office for Greenville County, S. C. in Deed Book 813, Page 447.

RECORDED JUN 27 1979 at 3:22 P.M.

38628
 JUN 27 1979
 FOSTER & ...
 38628 XX
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

Virginia B. Mann
 TO
 Phillip A. Bennett and Ruth L. Bennett

Title to Real Estate

I hereby certify that the within Deed has been this 27th day of June 1979 at 3:22 P. M. recorded in Book 1105 of Deeds, page 554 Register of Meane Conveyance Greenville County
 I hereby certify that the within Deed has been this day of recorded in Book page Auditor Greenville County

JAMES R. MANN
 Attorney at Law
 Greenville, S. C. 29601
 O. W. Adams, Attorney at Law, Greenville, S. C.

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