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STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

RESTRICTIVE COVENANTS

DURBIN CREEK FARMS

KNOW ALL MEN BY THESE PRESENTS, that Durbin Creek, Inc., a South Carolina corporation, hereinafter referred to as Grantor, for and in consideration of any and all sales that may be made of the after-described tracts or lots of land, does hereby agree and covenant to and with all other persons, firms or corporations, now owning or hereinafter acquiring any of the hereinafter described lots or tracts more particularly shown and designated as follows:

DESCRIPTION

All those certain pieces, parcels or lots of land, with any and all improvements thereon, lying, being and situate in the State of South Carolina, County of Greenville, and being shown on a plat entitled "Survey for: Durbin Creek Farms" prepared by Tyson & Associates, Inc., dated June 24, 1980 and recorded December 9, 1980 in Plat Book 8-1 at Page 17 in the Office of the Clerk of Court for Greenville County, South Carolina, subject to the following conditions, covenants and restrictions, which the said purchasers of any of the said tracts or lots for himself, herself, itself, his or her heirs, devisees, successors and assigns (hereinafter referred to as GRANTEE) hereby covenant and agree to perform and abide by in the acceptance of any deed to any of the said aforementioned property.

RESTRICTIVE COVENANTS

1. No building shall be located on any lot within one hundred twenty-five (125') feet from the front lot line or within twenty-five (25') feet of any side or back lot line. In the event that a grantee should own two (2) adjacent lots, the outside lot lines shall be deemed to be the "lot lines." For purposes of these restrictive covenants, roofs, eaves and steps shall be considered as a part of the building. This restriction may be waived by the grantor in cases where the terrain is such that a building cannot be placed as required by this restriction.
2. All lots shall be used for single family residential purposes. No lot or lots may be used for commercial or business purposes.
3. An easement is hereby reserved unto the grantor herein over the front fifteen (15') feet of each lot as well as along the side and rear fifteen (15') feet of each lot for maintenance and installation of public utilities, water and sewer lines. The rights and easements so reserved may be transferred and assigned for uses not inconsistent with the purpose of the reservation.

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