

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

1981
SLEY RESTRICTIVE COVENANTS

WOODFOREST

KNOW ALL MEN BY THESE PRESENTS, that East Greenville County Farms, 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 of "Woodforest" prepared by Tyson & Associates, Inc., dated June 24, 1980 and recorded December 9, 1980, in Plat Book 8-I at Page 18 & 19 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. All lots, except where two or three lots are used for one home, shall be used for single family residential purposes only, and no main structure shall be erected on any building lot other than one detached single family dwelling not to exceed two and one-half stories in height, excluding basement and a garage for not more than two (2) cars. The ground floor of such structure, exclusive of open porches and garages, shall be not less than Sixteen Hundred (1600) square feet in the case of a one story structure or less than Nine Hundred (900) square feet in the case of a one and one-half, two or two and one-half story structure.

2. No trailer, tent, shack, garage, barn or other out-building erected in the tract or on any lot thereon shall at any time be used as a permanent residence, nor shall any structure of any temporary character be used as a residence. This provision shall not be construed as excluding the use of a temporary structure for a period not to exceed twenty-four (24) months following the purchase of any such lot during the time that a permanent is being erected on the property. This provision shall not apply to

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