

BOOK 1149 PAGE 904

The restrictions and covenants to be imposed upon the aforesaid 1.96 acre lot are as follows:

- (1) No obnoxious or offensive trade or activity shall be carried on upon any of this property nor shall anything be done thereon which may be or become any annoyance or nuisance to adjacent property owners.
- (2) No junk motor vehicles of any type or other junk of any type shall be allowed to remain on any of this property unless such is enclosed within a building situated upon the property. The practice of any type mechanical trade to serve the public shall not be permitted upon any of this property.
- (3) No trailer or mobile home, basement, tent, shack, garage, barn or other building erected on said property shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (4) This property shall be used only for residential purposes, and no type commercial trade or activities shall be permitted at any time.
- (5) The residence, or if more than one residence be built on this property, then each residence shall contain in the ground floor living area of the main structure, exclusive of one-story open porches, open garages, and/or carports, the following: Two Thousand (2000) square feet for one-story structures and for two-story structures ground floor area and second-story area, twenty-two hundred (2200) square feet. It is understood and agreed that up to 400 square feet of either of the above structures may consist of closed garage and/or utility space. No concrete blocks or imitation type construction material shall be used in said structures so as to be visible from the outside of said structures. No dwelling shall be permitted on this property at a cost of less than Thirty-five Thousand (\$35,000.00) Dollars exclusive of any land or lot costs, based upon costs levels prevailing on the date this property contract is executed. It being the intention and purpose herein to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date this contract is executed, at the minimum cost stated herein for the minimum permitted dwelling size.

WITNESS the hand and seal of the undersigned this 11th day of June, 1981.

JENK'S, INC.

David W. Holm  
Timothy H. Jan

Clyde D. Jenkins, Jr.  
(Clyde D. Jenkins, Jr.) (PRESIDENT)  
Elizabeth R. Jenkins  
(Elizabeth R. Jenkins) (SECRETARY)

Personally appeared before me the undersigned witness and made oath that (s)he saw Jenk's, Inc., by its duly authorized officers, sign, seal and as Grantor's act and deed, deliver the within written restrictive and protective covenants and that said witness together with the other witness whose name is also subscribed witnessed the execution of the within covenants by Grantor.

SWORN to before me this 11th day of June, 1981.

Timothy H. Jan (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 10-14-86

RECORDED JUN 12 1981

at 12:32 P.M.

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