FILED
GREENVILLE CO. S. C.
AUG 6 10 51 AM '81
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
) PROTECTIVE COVENANTS
COUNTY OF GREENVILLE)

WHEREAS, Leroy Cannon Realty, Inc., is the owner of that property in Piedmont Township, Greenville County, South Carolina, known as CANNON ESTATES SUBDIVISION, SECTION III., on a Plat made by Charles K. Dunn & T. C. Keith Associates, Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-P at Pages 24 & 25, 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 obligation 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.

10812662 8 008

4328 RV-2