

floor space. If home is a two-story home, it must have a minimum of 1,200 square feet of heated floor space on the first floor. A detached garage is allowed; however, no building is to be located within 10 feet of the boundaries of any lot. No building may be located within 55 feet of the center of Riverbend Road on any lot. The Grantor reserves a 5 foot easement along the rear line of each lot for installation of utility service to the remainder of Grantors property.

(3) No mobile homes or house trailers, single or double-wide, may be placed upon the above described property.

(4) No existing dwelling shall be moved on to the above described property.

(5) No noxious or offensive activity shall be carried on anywhere on the property subject hereto, nor shall anything be done thereon which may be or become any annoyance, nuisance or menace to neighboring property owners.

The property above described shall be held, used, conveyed, transferred and sold subject to the above restrictions, covenants, reservations and easements. They shall be binding upon all parties or persons claiming under them and shall run with the land for a period of 30 years, and then be extended automatically for successive periods of 20 years, unless there is executed a written instrument, duly recorded, in which the majority of the then record owners of all sub-divided lots making up the above described property do agree to modify, amend or abandon these restrictions.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at Greenville, South Carolina, this 29th day of September, 1983.

In the presence of:

S. H. Philpot

Rebecca S. Philpot

R. K. McCrary
R. K. McCrary, Executor,
Estate of W. H. McCrary

W. H. McCrary, Jr.
W. H. McCrary, Jr., Executor,
Estate of W. H. McCrary

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