

OCT 14 1983

100312X

Map
of
the
Deed

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

W. R. Jordal
and
Isabel Jordal

TO

David R. Garrett
AND
Deborah H. Garrett

Title to Real Estate

I hereby certify that the within Deed has been this 14th
day of October 1983
at 11:19 AM, recorded in Book 1198 of
Deeds, page 522.

Register of Merse Conveyance Greenville County

I hereby certify that the within Deed has been this
day of
19 recorded in Book page

Auditor

W. A. Seybi & Co., Office Supplies, Greenville, S. C.
Form No. 1374 10M-4-72 -
Land deeded herein is from a parcel
deeded by W. E. Tarrant, Trustee to
W. R. Jordal and Isabel Jordal, filed
Nov. 2, 1959 in RMC Vol. 637, p. 481.

Lot 27 Wisteria Ln., Spring Valley, Piedmont

VOL 1198 PAGE 523

Restrictions, continued:

to carry on the plan for an unusually pretty and enjoyable community of colonial-traditional designs in a parklike setting. The subdivision was intended to provide an unusually attractive community at unusually low cost.) Outbuildings must harmonize with original dwelling.

6. Set-back: Minimum front set-back 50 feet, except corner lots, where house is angled across corner, house may come within 35 feet of either street. Side set-back: minimum of 15 feet from either side. Rear set-back: Minimum of 20 feet for residence, 2 feet for accessory building.

7. Lot size: Minimum 15,000 square feet.

8 House size: Houses fronting on Old Pelzer Road shall have a minimum of 50 feet length of house, including breezeway, garage and carport, except split-level, 1½ or 2 story, a minimum of 32 feet. PLANS FOR NEW CONSTRUCTION SHALL BE APPROVED BY W. R. JORDAL OR ASSIGNEE. Purpose: To carry on the pretty colonial and traditional designs for which the subdivision was laid out and to avoid the barren monotony of "modern" design.

9. Storage of unused cars, refrigerators, ranges, etc, not to be outside buildings.

10. Noise: Radios or other noisy gadgets played inside or so as not to disturb others.

11. Trees: Trees are needed for beauty and cool shade, air purification. Owners are asked to help preserve the beauty God has given us.

12. No metal fences in area from rear of house to street. Criss-cross ornamental wood fence or other wood fence allowed if in good taste.

13. Neatness: Owners shall keep premises neat and clean.

14. No trailer, tent, basement, shack garage or barn or other outbuildings shall be used as a residence temporarily or permanently.

15. No offensive trades, disturbing or offending allowed, except the usual noise of house-building at reasonable daylight hours.

16. An easement of 5 feet width along sides and rear of lot reserved for utilities and drainage.

17. Mailboxes installed neatly with post plumb and free from unsightly additions.

18. Sewage disposal by septic tank approved by State Board of Health or other approved sewerage system.

19. Boats and their trailers, kept neat, may be parked beside or behind buildings if currently used, not stored in front of buildings.

A COPY OF THE ABOVE RESTRICTIONS MUST BE PASSED ON TO EACH SUCCESSIVE OWNER AS PROPERTY IS SOLD.

RECORDED OCT 14 1983

11:19 A.M.

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