

FILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDEC 15 1 33 PM '83
DONNE STAMMERSLEY
R.M.C.DECLARATION OF RESTRICTIVE,
PROTECTIVE AND
AFFIRMATIVE COVENANTS

WHEREAS, JACKSON N. WALKER, JACQUELYN H. WALKER, JOHN THOMAS RHODES, and FLORENCE M. RHODES, hereinafter referred to as "Grantors", are now the owners of a certain 62.86 acre tract of land located in Glassy Mountain Township, Greenville County, South Carolina, being more particularly described in Book 997, Page 762, Office of the RMC for Greenville County, South Carolina; and

WHEREAS, certain private road ways have been constructed by the Grantors on the property hereinabove referred to; and

WHEREAS, the Grantors are of the opinion that the property hereinabove referred to should be restricted for the benefit of future owners of said property or the future owners of portions of said property; and

WHEREAS, the Grantors desire to encumber said property with reasonable restrictions as are hereinafter set forth for the benefit of the owners of said property and the owners of a portion of said property.

NOW, THEREFORE, in consideration of the premises, the Grantors, for themselves, their successors, and assigns and future Grantees, do hereby place and impose upon the property hereinabove referred to, the following restrictive, protective and affirmative covenants:

1. The property hereinabove referred to shall be used for solely residential purposes; no structure shall be erected, altered, placed or permitted to remain on said property other than single family dwelling houses, with necessary outbuildings incidental to residential use of said property, including guest houses, garage, stable or barn.
2. No trailer, mobile home, tent, shack, shed or other temporary or movable outbuilding or structure of any kind shall be erected or permitted to remain on said property or portions thereof. However, this paragraph shall not prevent the use of a temporary construction shed during the period of actual construction of the main residence and other outbuildings permitted hereunder.
3. No trailer, mobile home, tent, shack, garage or any outbuilding of any kind, even if permitted hereunder to be, or remain on said property or portions thereof, shall at any time be used as a residence (either temporary or permanently).
4. All dwelling houses, garages or other outbuildings permitted hereunder shall have a 60 foot set back line from the private or public right of way upon which it fronts, a set back line of 25 feet on the side lines and 30 feet from the rear lines.
5. The property hereinabove referred to or any portion thereof shall not be subdivided into parcels of land containing less than two acres.

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