



GREENVILLE
SOUTH CAROLINA

1178 ✓
JUL 13 1984

STATE OF SOUTH CAROLINA
COUNTY OF

TO

Title to Real Estate

I hereby certify that the within Deed has been this 13th
day of July 19 84
at 10:59A/ M. recorded in Book 1217 of
Deeds, page 80

Register of Mems Conveyance Greenville County

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

Auditor

W. A. Seybt & Co., Office Supplies, Greenville, S. C.
Form No. 137 10M-4-72-

Lot 12, Spring Lake Rd., Sec. I, Spring Valley

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.

1178

4328-17-21