

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO A SUBDIVISION KNOWN AS
MAYFIELD EAST, AS SHOWN ON PLAT
RECORDED IN THE R.M.C. OFFICE FOR
GREENVILLE COUNTY IN PLAT BOOK 10-M
AT PAGE 60

FILED
GREENVILLE CO. S.C.
OCT 23 12 18 PM '04
DONNIE S. HANLEY

The following restrictions and protective covenants are hereby imposed by the undersigned upon all lots in the subdivision known as Mayfield East, as shown on plat prepared by Tri-State Surveyors and recorded in the R.M.C. Office for Greenville County in Plat Book 10-M at Page 60. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1994, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to

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remain on any residential building plot other than one detached single-family dwelling; provided, however, additional structure or structures may be permitted between the rear lot line and the dwelling placed thereon.

2. No building shall be located on any lot nearer to any front or side street line than the minimum building set-back lines as shown on the recorded plat and in no event shall any building be nearer to the front lot line than 50 feet.

3. No dwelling shall be erected on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garage or carports, less than 1,000 square feet for a one-story dwelling, nor less than 80 square feet for a dwelling of more than one story.

4. Livestock including cattle and horses will be permitted in reasonable numbers but in no event will swine or other animals other than domestic pets, shall be kept or maintained on any lot.

5. No trailer, mobile home, barn, tent, shack, garage or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

6. No noxious or offensive trade or activity shall be carried on upon any of the lots in this subdivision nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. That no vehicle of any type shall be parked on any tract for the purpose of making repairs to the same or stored other than for emergency repairs by the owner of said lot, and no commercial repairs of any vehicle shall be allowed on any of the aforementioned lots.

IN WITNESS WHEREOF, the undersigned, William Dean Mayfield, has hereunto caused his seal to be affixed hereto this the

22nd day of October, 1984.

In the presence of:

Joyce R. Mayfield
James W. Wyatt

William Dean Mayfield
WILLIAM DEAN MAYFIELD
Owner

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness, who being duly sworn, states that (s)he saw the within named William Dean Mayfield, sign, seal and as his act and deed deliver the within written restrictions and protective covenants and that (s)he with the other witness subscribed above, witnessed the execution thereof.

Joyce R. Mayfield

SWORN to before me this

22nd day of October, 1984

James W. Wyatt
Notary Public for South Carolina
My Commission expires: 7/15/94

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RECORDED OCT 23 1984 at 12:16 PM