

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROTECTIVE COVENANTS APPLICABLE TO
PROPERTY OWNED BY IRVIN H. PHILPOT
AND MORRIS NEWTON

WHEREAS, there is situate in the County of Greenville, South Carolina, a tract of land comprising approximately twelve acres owned and developed into building lots by Irvin H. Philpot and Morris Newton and

WHEREAS, it is the desire and intent of the developers of said property, that said property be subdivided and

WHEREAS, it is the desire and intent of the developers of said property, that the entire property and each lot thereof be restricted as to use, location and character of building thereon, and as to all other things necessary to create and maintain a comprehensive scheme of desirable home sites, and to create and maintain a residential area that will be free of obnoxious uses and overcrowding of land; have adequate open spaces and yards; and have permanent mutual protection of values and amenities.

NOW THEREFORE, to achieve these ends, the following conditions and covenants are hereby imposed upon the property as shown on the plat thereof prepared by Piedmont Engineering Service, Greenville, S. C. dated December 28, 1953 and recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina at page 131 :

ARTICLE I. Restrictions and Covenants. No lot shall be used or occupied and no structure built within said subdivision except in conformance with the following:

A. No building or structure shall be located upon any lot closer than fifty feet from the front lot line.

B. There shall be no residence or dwelling structure within said subdivision having less than 1000 square feet of floor area unless said residence or dwelling cost of construction is at least \$6000.00.

C. No trailer shall be occupied upon any lot for residential or dwelling purposes. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become a nuisance or nuisance to the neighborhood.