

FILED
GREENVILLE CO. 354-381
JUL 11 2 14 PM 1956

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

JILLIE FARNSWORTH
R.M.C.
RESTRICTIONS

The following restrictions and protective covenants shall apply to Lots 1, 2 and 3 of the Property of H. E. Hines, as shown on plat by Dalton & Neves, dated May, 1956, and recorded in the R.M.C. Office in Plat Book _____ at page _____. These covenants are to run with the land and shall be binding on all persons claiming under them until June 1, 1981, at which time said covenants shall automatically terminate unless by a vote of a majority of the ten owners of the lots it is agreed in writing to extend said covenants for such period of time as they may see fit.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or Court Order shall in no wise 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 building shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family dwelling together with garage and other outbuildings incidental to the residential use of the lot.

2. No building shall be located nearer to the front lot line or nearer to the street line than the building setback line as shown on the recorded plat. In any event no building shall be located on any residential plot nearer to the front line than 90 feet from the center of the street or road and no building shall be erected nearer the side lot line than 10% of the width of the lot nor nearer than 10 feet to the rear line of the lot.

*These Restrictions are hereby cancelled
this 8th day of May 1958*

*Witness
Eugene Roddard
H.E. Hines*