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OLLIE F. B. NORTH
R.M.C.

BOOK 593 PAGE 351

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

PROTECTIVE COVENANTS

WHEREAS, Mary B. McClain is the owner of certain lots of land in the county of Greenville, state of South Carolina, on a street known as Chestnut Ridge as shown on plat # 1 of Chestnut Ridge Park recorded in the RMC Office for Greenville County, S. C., in plat book KK page 133.

WHEREAS, the said Mrs. Mary B. McClain is desirous of selling off these lots for residential purposes to desirable persons and under the limitations as more specifically hereinafter related and for the welfare of this area and the future property owners;

Now, therefore, know all men by these presents, that the said Mary B. McClain in consideration of the foregoing and the conditions hereinafter set forth does hereby give, grant and impose upon all of the foregoing lots and property shown on the aforesaid plat, the following protective covenants, to-wit:

1. Each lot shall be used solely and exclusively for residential purposes and shall not be used, in whole or part, for any other use whatsoever; and no building containing more than two one-family apartments shall be erected on any lot.
2. No building designed for any use other than residential shall be erected, kept or used on any lot; except that on a lot on which there is a main residence a garage or storage house for use only of the occupants of the main residence and in connection therewith and living quarters for domestic servants of the occupants of the main residence may be built and used.
3. No part of any building, including porches but excluding steps, shall be erected within forty-feet (40) feet of the front line of a lot or within twenty (20) feet of the rear or back line of a lot, with the exception of out building and garages, which, however, shall not be erected within five (5) feet of any rear or side lot line of said lot or lots.
4. No part of any building, including porches but excluding steps, shall be erected on any lot nearer than five feet (5) to one side line of a lot, nor nearer than ten (10) feet to the other side line of the lot, with the exception of outbuildings and garages, which shall not be erected nearer than five (5) feet to any side line of a lot; said outbuildings or garages shall not, however, be located within fifteen (15) feet of any side line of any lot when such line is adjacent to a street or alleyway.
5. No single family dwelling costing for actual construction, excluding architect's fees, less than six thousand (\$6,000.00), nor any two-family dwelling costing for actual construction, excluding architect's fees less than Ten thousand (\$10,000.00) Dollars shall be built or maintained on any lot.
6. No lot shall be subdivided so as to reduce the size of the lot, nor shall any portion less than the whole of any one lot be sold, or conveyed, save that a lot may be subdivided into parts or portions which shall be owned by the respective adjacent owners to the said lot which is subdivided, so that the lot which is subdivided shall be and become part of the adjacent lots. In the event there is a resubdivision of the said lots so as to increase the size of any lot, the said lot of increased size shall be considered as one lot for the purpose of these restrictions and shall be subject to the restrictions, conditions, and limitations herein imposed on single lots.
7. Sewage shall be disposed of only through sanitary sewers or septic tanks, and no surface or pit privy shall be built or used on any lot. No use shall be made of a lot, or any part thereof, which will

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