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PYLE & PYLE
ATTORNEYS

BOOK 694 PAGE 95

OLLIE B. WORTH
R.M.C.

STATE OF SOUTH CAROLINA)	RESTRICTIONS AND PROTECTIVE COVENANTS
)	APPLICABLE TO PROPERTY BETTER KNOWN AS
)	S.R. GASTON AND CARRIE Y. GASTON PROP-
)	ERTY, NOW OWNED BY HOMER STYLES, SITUATE
)	NEAR TRAVELERS REST, S.C., SHOWN ON PLAT
COUNTY OF GREENVILLE)	RECORDED IN R.M.C. OFFICE FOR GREENVILLE
)	COUNTY IN PLAT BOOK YY AT PAGE 49.

See
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WHEREAS, the lots in the above named property are now subject to any protective covenants at this time, and

WHEREAS, Gentry Buchanan, as the owner of Lot No. 12, and Homer Styles, as the owner of all other lots shown on said plat, are desirous of providing for a general uniform scheme of quality, construction, and appearance of all improvements to be built upon said property for the protection of themselves and all future owners,

NOW, THEREFORE, in consideration of the covenants and promises contained herein, and of other good and valuable consideration, there is hereby imposed the following protective covenants and restrictions upon the sale, transfer or use of all lots in property as shown on said plat:

1. These covenants are to run with the land and shall be binding on parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall be automatically extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.
2. If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such person to prevent him from violating or attempting to violate the covenants, or to recover damages for such violation.
3. 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.
4. All lots in the subdivision referred to above shall be known and described as residential lots, and used for single family residential dwellings. All dwellings shall be of brick construction.
5. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.
6. No residential structure shall be located nearer than fifty (50) feet to the front lot line. This pertains to the main body of the dwelling and has no application to steps or bay windows. No residence shall be located nearer to any side lot line than ten (10%) per cent of the width of the lot. No detached garage or other out-building shall be located nearer than 100 feet to the front lot line, nor nearer than five (5) feet to any side or rear lot line.
7. The ground floor of the main residential structure, exclusive of one-story open porches, detached garages or carports, shall contain not less than 1200 square feet.

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