GREENVILLE CO.S.C. LOTS SHOWN ON PLAT OF EDWARDS FOREST, STATE OF SOUTH CARCLINATELED) PROTECTIVE COVENANTS APPLICABLE TO ALL SEC. II, MADE BY DALTON & NEVES, ENGRS.,

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OLLIE FAR NEW ORTH

WHEREAS, William M. Edwards, as owner of a certain tract of land in Chick Springs Township, Greenville County, State of South Carolina, has caused the same to be subdivided into lots, as shown on plat designated as Section II, Edwards Forest, by Dalton and Neves, Engineers, March 1957, and desires that all of said lots shall be used for residential purposes;

WHEREAS, I, William M. Edwards, did heretofore impose restrictive covenants on the above referred to lots, the same being recorded in Deed Book 643 at Page 219, RMC Office for Greenville County; and

WHEREAS, no lots have been sold since the date said restrictions were imposed; and

WHEREAS, I now desire to amend Paragraph 6 of said restrictive covenants by increasing the minimum square feet of floor space from 1350 square feet to 1500 square feet;

NOW, THEREFORE, I, William M. Edwards, do hereby impose the following listed covenants and restrictions upon the sale, transfer and use of all lots shown on the above referred to plat, which covenants and restrictions shall be binding on the present owner, his heirs and assigns, all purchasers, their heirs and assigns, until April 1, 1982, at which time they shall be automatically extended for periods of ten years, unless the majority of the then lot owners shall agree to change these covenants in whole, or in part.

- All of the aforementioned lots shall be used solely and exclusively for single-family residential dwellings.
- Said lots shall not be re-cut so as to face in any direction other than that shown on said plat, nor shall said lots be re-cut so as to place more than one single-family dwelling upon any of said lots slown on said plat.
- 3. No residence shall be located on any lot nearer than 40 feet to the front line of said lot, nor nearer than 10 feet to any side line, nor nearer than 15 feet to any side street.
- 4. No garage, barn or any temporary building erected upon said lots shall be used as a residence, either temporarily or permanently.
 - 5. No house trailers shall be permitted on said property.
- 6. No dwelling shall be erected on any lot having a width of less than 90 feet at the front building line, nor shall any residence be constructed containing less than 1500 square feet of floor space, exclusive of porches and breezeways.
- 7. The outer exterior walls of all dwellings shall be of other material than concrete blocks.
- 8. Sewage discosal shall be by Municipal Sewerage Disposal or by septic tanks which shall be constructed in compliance with the regulations and specifications of the South Carolina State Board of Health.

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