

PLAT FARMERS TRACT
R.M.C.

A Revision of the Protective Covenants Applicable to Property of Roy Thomason, Greenville, S. C. as shown on Plat by Dalton and Neves and recorded in the R. M. C. Office for Greenville County in Deed Book 433 at Page 259, said revised restrictions to apply to Lots 1, 2, 3, 4, 5 and 6.

These Revised Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until April 1, 1971, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall 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 sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from doing so or to recover damage or other dues for such violation.

Invalidation of any one of these revised covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(A) All lots in this tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling. Dwellings are not to exceed two and one half stories in height and a private garage for not more than two cars and such other out-buildings incidental to residential use of the lot.

(B) No building shall be located on any residential building lot nearer than 35 feet to the front line nor nearer than seven feet to any side line or rear line. No building except a garage or other outbuilding located 60 feet or more from front lot line shall be located nearer than five feet to any side line.

(C) No residential structure shall be erected or placed on any building lot, which has an area of less than 7500 square feet or a width of less than 60 feet at the front building set-back line.

(D) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.

(E) No trailer, basement, tent, garage, barn or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.

(F) The ground floor area of the main structure of any residence built on lots Nos. 1, 2, 3, 4, 5 and 6, exclusive of one-story open porches, and garages shall be not less than 750 square feet in the case of a one-story structure, not less than 700 square feet in the case of a one and one-half, two or two and one-half story structure.

(G) An easement is reserved over the rear five feet to each lot for utility installation and maintenance.

(H) All sewer disposal shall be by septic tanks, meeting the approval of the State Board of Health, until such time as municipal sewage disposal is made available.