

MAY 10 1952

RESTRICTIONS ON WONDERLAND RANGE

When the aforementioned deed is delivered said deed will be subject to the following restrictions:

(1) All numbered lots in this subdivision, as shown on plat recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book BB, Page 29, shall be used for residential purposes only, except Lot No. 92.

(2) Grantor reserves an easment for the installation of all public utilities serving the lots in this subdivision ~~subject to the right-of-way easement to Blue Ridge Electric Cooperative, Inc.~~ without any compensation to the owner, and the lot is sold subject to right-of-way easement to Blue Ridge Electric Cooperative, Inc. which easement is of record.

(3) All sewerage disposal shall be by sanitary sewerage or by septic tank approved by the County Board of Health. No cess pool, surface closet or pit toilet shall be permitted on any of the lots.

(4) The property shall not be used in any manner so as to constitute a nuisance to any other lot owner in the subdivision and no alcoholic beverages shall be sold, no bootlegging or moonshine activities permitted in any way, shape or form, nor shall any other illegal activities be carried on on any of the lots in the subdivision.

(5) No building shall be erected which is not in conformity with the general plan of the subdivision and which is not in conformity with homes already erected. All buildings are to have modern fronts. The general plan for this subdivision is as sites for summer homes for residents of Greenville and surrounding territories. No building shall be erected with imitation brick siding or with metal roofs. All buildings constructed shall be subject to the approval, in writing, of C. F. Putman or M. W. Fore.

(6) The lake is to be used only for the benefit of the property owners and their guests and is not to be used for any public purposes.

(7) It is hereby understood and agreed that not more than two houses shall be erected on any one building plot in this subdivision, except Lots Nos. 10, 77, 118 and 168.

(8) Grantor is not to be held liable for any water drainage from any roads in the subdivision.

(9) Grantor reserves the right to the use of the lake for any adjoining properties that he may acquire in the future.

(10) It is understood and agreed that the grantor shall not be held responsible or liable for any injuries or damages sustained by anyone as a result of the use of any facilities provided in Wonderland Range and every property owner shall bear his proportionate share of costs and expenses in maintaining the lake and parks after construction is completed.

(11) Grantor reserves the right to lay water lines on the property wherever necessary.

(12) No swine shall be raised on any lot in the subdivision.

Witness the grantor's hand and seal this 10th day of May in the year of our Lord One Thousand Nine Hundred and Fifty-two.

WITNESS:

H. L. Hingston

C. F. Putman
C. F. Putman

Fred W. Carpenter

STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY) personally appeared before me F. W. Carpenter
and made oath that he saw the within named grantor, C. F. Putman,
sign, seal and as his act and deed deliver the within written instrument,
and that he with H. L. Hingston witnessed the execution thereof.

Sworn to before me this 10th
day of May, A. D. 1952

H. L. Hingston (Seal)

F. W. Carpenter

Notary Public for South Carolina at 11:19 A.M. #10798
Recorded May 10th, 1952