

SEP 12 11 51 AM 1965

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO SECTION I,
 LAKE FOREST, A SUBDIVISION NEAR THE CITY OF
GREENVILLE, SOUTH CAROLINA

WHEREAS, LAKE FOREST, INC., a South Carolina corporation, and James C. Mundy, III, Ruth M. Creech and William D. Mundy are the owners of adjoining tracts of land lying and being situate between Edwards Road and East North Street Extension, near the City of Greenville, in the County of Greenville, State of South Carolina; that the said tracts have been surveyed and subdivided as a single subdivision, and a plat thereof being entitled "SECTION I, LAKE FOREST," has been recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, at page 17; and

WHEREAS, the owners propose to develop the said tracts solely for residential purposes and to maintain therein a general uniform scheme of quality construction, appearance and alignment in the construction, placement and design of residences to be built upon the said property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of the payment of the sum of Ten and No/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged by each of the parties, the mutual covenants and promises herein contained and other good and valuable considerations, the parties hereto do by these presents impose the following listed covenants and restrictions upon the sale, transfer or use of the property hereinabove described which shall be binding upon the parties hereto, their heirs, successors and assigns, purchasers or transferees until January 1, 1979, at which time these covenants shall be automatically extended for successive periods of ten (10) years each unless, by the vote of a majority of the then owners of the lots, it is agreed to change these covenants in whole or in part:

(1) This property shall be used solely and exclusively for single family residential dwellings.

(2) This property shall not be re-cut so as to face in any direction other than as shown on the recorded plat.

(3) No residence shall be located on any lot nearer to the front lot line than the building set back line, as shown on the recorded plat, and any such residence shall face towards the front line of the lot, except residences on Lots Numbers 11, 22, 26, 27, 40, 41, 65 and 97, which shall face at an angle towards the intersection, as shown on the recorded plat. No residence shall be nearer than 15 feet to any side street line.