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BOOK 537 PAGE 205

APR 23 1958

FILED  
STATE OF SOUTH CAROLINA CO. S.C.  
COUNTY OF GREENVILLE  
APR 26 10 35 AM 1958

PROTECTIVE COVENANTS APPLICABLE TO A  
SUBDIVISION OF THE PROPERTY OF SANFORD  
L. LINDSEY ACCORDING TO A PLAT OF J.  
MAC RICHARDSON, DATED OCTOBER 1954, AND  
RECORDED IN PLAT BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_,  
R.M.C. OFFICE FOR GREENVILLE COUNTY.

OLLIE FARRINGTON WORTH  
R.M.C.

The undersigned, Sanford L. Lindsey, the owner of property of Sanford L. Lindsey shown on Plat made by J. Mac Richardson, October 1954, recorded in the R.M.C. Office for Greenville County in Plat Book PP, at page 105, does hereby agree that the covenants and restrictions herein after set forth shall be binding on all parties and all persons claiming under them until January 1, 1978, at which time said covenants shall automatically be extended for successive periods of ten (10) years, unless by vote of the 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 situate in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages for such violation. Invalidation of any one of these covenants or restrictions by Judgment or Court Order shall in no way affect any of the remaining provisions which shall be in full force and effect.

1. This property shall be used solely and exclusively for one single-family residential dwellings.

2. No commercial activity of any sort shall be located in this subdivision.

3. No residence shall be located on any lot nearer than the setback line as shown on Map of property of Sanford L. Lindsey, and in no case less than 125 feet.

4. No residence shall be erected on any residential lot with a ground floor area of less than 1200 square feet, exclusive of open porches and garages, or cost less than \$10,000.00. No concrete blocks shall be visible from the exterior of the house. ~~Asbestos shingles shall not be used in the construction of any residence.~~

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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.

6. No obnoxious or offensive trade or activity shall be carried on upon any of the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by municipal sewerage system.

29<sup>th</sup> IN WITNESS WHEREOF, I have hereunto set my Hand and Seal this day of March, A. D., 1958.

In the Presence of:

Opal Morehead  
[Signature]

[Signature] (L.S.)  
Sanford L. Lindsey

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