

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

APR 17 2 55 PM '77  
 OLLIE FARNWORTH  
 R.M.O.

RESTRICTIVE COVENANTS  
 MUSTANG VILLAGE  
 PLAT BOOK TTT, PAGE 1

WHEREAS, DEMPSEY REAL ESTATE CO., INC. and LINDSEY BUILDERS, INC., both South Carolina Corporations having their principal places of business in Greenville County, South Carolina, are the owners of all that certain tract of land in Greenville County, South Carolina known as MUSTANG VILLAGE and are developing said property in accordance with a uniform plan of development.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and restrictions herein contained for the benefit of Dempsey Real Estate Co., Inc. and Lindsey Builders, Inc., their successors and assigns and the future owners of lots in Mustang Village, the following Restrictive Covenants are hereby imposed upon all lots shown on a Plat of Mustang Village made by Dalton & Neves, Engineers, dated June 1967, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book TTT, Page 1, to-wit:

- (1) All lots shown on the above mentioned plat shall be used exclusively for single family residential dwellings and shall not be used for commercial or business purposes. "Single family residential dwellings" as used in these Restrictions shall be construed to include mobile homes, house trailers and prefabricated single family dwelling structures or units whether made of wood or metal.
- (2) No buildings shall be located nearer to the front lot line or nearer to any side street line than the building setback line shown on the recorded plat.
- (3) No noxious or offensive trade or activities shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot.
- (4) No basement, tent, shack or other temporary structure shall at any time be used as a residence.
- (5) Easements for drainage facilities are reserved as shown on the recorded plat.
- (6) No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
- (7) All sewage disposal shall be by septic tanks or public sewage system complying with the requirements of the South Carolina State Board of Health.
- (8) No heavy truck shall be parked on any lot at any time except for the purposes of loading and unloading. No disabled vehicles or unsightly machinery or junk shall be placed or permitted to remain on any lot.
- (9) Dempsey Real Estate Co., Inc. and Lindsey Builders, Inc. reserve the right to approve or ratify minor violations of the requirements herein set forth as to setback lines if, in their opinion, the same shall be necessary to prevent hardship because of topography

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