

RECORDED
GREENVILLE CO. S. C.
MAY 16 1980
DEPT. OF RECORDS

BOOK 1128 PAGE 988

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS

WHEREAS, the undersigned, Margaret M. Patton is the owner of a tract of land described on Exhibit A which is attached hereto and made a part hereof, and which is also shown on plat entitled "Property of Margaret M. Patton" by Piedmont Engineers, Architects & Planners, dated May 16, 1980 , and recorded in the Greenville County RMC Office in Plat Book 7Y at Page 48 ; and,

WHEREAS, certain portions of said property will be conveyed by the undersigned from time to time, and the owner is desirous of restricting all of said property in certain particulars in order to maintain a general scheme of orderly development of the premises;

NOW, THEREFORE, the undersigned does hereby impose the following restrictions and protective covenants on the aforesaid property:

1. All property within said tract described on Exhibit A shall be known and described as residential property. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, a private garage, guest house, domestic employee's quarters and other non-commercial outbuildings such as a child's play house, a small hobby greenhouse and structures of a like nature. Not more than one dwelling unit shall be erected, constructed or maintained upon one lot.

2. The area of the dwellings built on said tract shall be no less than 1,500 square feet in the case of a one-story structure nor less than 2,000 square feet in the case of a two-story structure.

3. No resubdivision of any lot shall occur unless the new lots shall have an area of at least 2 acres each.

4. All owners of property within this tract will provide rights of way as needed for utilities and service to any other lots within this tract at such locations as will do a minimum of damage to the use and development of the property.

0 0 7 6 1 1 1 3 3 3 1 5

4328 RV-2

9 8 8 0