

BUILDING RESTRICTIONS APPLICABLE TO PROPERTY OF TALMER CORDELL
BEING 26 LOTS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION
OF WHITE HORSE ROAD AND WELCOME ROAD, NEAR GREENVILLE, S. C. -
SEE PLAT BOOK "X", PAGE 178

SEP 1 10 24 AM 1950

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1976, at which times said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a 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 or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings 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 or other dues for such violation.

Invalidation of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any such lot other than one detached single family dwelling unit and appropriate outbuildings.

2. No building shall be located on any lot nearer than thirty-(30) feet to the front lot line, nor nearer to any side line than a distance equal to (10) per cent of the front footage of any lot, but in no case shall it be nearer than five (5) feet.

3. The ground floor area of any dwelling erected on Lots Nos. 1 through 8, shall in no case be less than 850 square feet, exclusive of open porches. The ground floor area of any dwelling erected on the remaining lots, nos. 9 through 26, shall in no case be less than 700 square feet, exclusive of open porches.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at anytime be used either permanently or temporarily as a residence, nor shall any structure of a temporary character be used as a residence.

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

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

IN WITNESS WHEREOF Local Home Builders, Inc. has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Talmer Cordell, President and Elizabeth B. Cordell, Secretary, on this the FIRST day of AUGUST, 1950.

IN THE PRESENCE OF:

Harry R. Stephenson, Jr.
Schaefer B. Kendrick

LOCAL HOME BUILDERS, INC.

By Talmer Cordell
President

and

By Elizabeth B. Cordell
Secretary

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me HARRY R. STEPHENSON, JR. and made oath that he saw the within named Local Home Builders, Inc., by its duly authorized officers, Talmer Cordell, President and Elizabeth B. Cordell, Secretary, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written instrument, and that he with Schaefer B. Kendrick witness the execution thereof.

Sworn to before me this 1st day of AUGUST A.D., 1950.

Schaefer B. Kendrick (LS)
Notary Public for South Carolina.

Harry R. Stephenson, Jr.