

FILED
GREENVILLE CO. S. C.

OCT 26 4 59 PM 1962

OLLIE FARNSWORTH
R. M. C.STATE OF SOUTH CAROLINA)
:)
COUNTY OF GREENVILLE)PROTECTIVE COVENANTS

WHEREAS, Eugene Rackley is the owner of all that certain real estate in Chick Springs Township, Greenville County, South Carolina known as Lots Nos. 1 through 29, inclusive, of a Subdivision of Collinwood Park, as shown by a Plat thereof made by J. C. Hill, Surveyor, dated October, 1962 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book CCC at page 27; and,

WHEREAS, Eugene Rackley has developed the aforescribed property as a single subdivision and desires to impose thereupon a general, uniform scheme of the development;

NOW, THEREFORE, for and in consideration of mutual covenants and obligations herein contained for the benefit of the said Eugene Rackley and the future owners of the above described property, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed.

1. All lots shall be used exclusively for single family residential dwellings. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two automobiles.

2. No lot shall be re-cut so as to face in any direction other than that shown on the recorded Plat.

3. No building shall be located nearer to the front line of any lot than the building lines shown on the recorded Plat, and all residences shall face toward the said building set-back line.

4. No one story residence containing less than 1,000 square feet of floor space, exclusive of porches, garages and breezeways, shall be con-

(CONTINUED ON NEXT PAGE)