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BOOK 807 PAGE 91

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

OLLIE P. WALKER )  
NOTARY PUBLIC )  
PROTECTIVE COVENANTS APPLICABLE TO A  
SUBDIVISION ON STANDING SPRINGS ROAD  
AS SHOWN ON A PLAT ENTITLED "PROPERTY  
OF CHESTER W. JOHNSTON", PREPARED BY  
C. O. RIDDLE, LICENSED SURVEYOR, DE-  
CEMBER, 1965 AND BEING THE PROPERTY  
OF CHESTER W. JOHNSTON AND RECORDED  
IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY  
S. C.

The undersigned, Chester W. Johnston, being the owner of ten tracts of land being numbered as lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on a plat recorded in Plat Book NNN, Page 47, in the R. M. C. Office for Greenville County, does hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under it until January 1, 1985, 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 successors 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 lot shall be recut so as to face in any direction other than as shown on the recorded plat.
4. No residence shall be erected on any residential lot with a ground floor area of less than 1400 square feet exclusive of open porches and garages. No concrete blocks shall be visible from the exterior of the house. No asbestos siding shall be visible from the exterior of the house.
5. No trailer, basement, tent, shack, garage, barn or other out-building erected on the tract shall at any time be used as a temporary or permanent residence 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. An easement of five (5) feet in width is reserved along the side and rear of all lots for the purpose of utility installation and maintenance as well as drainage.

IN WITNESS WHEREOF I have set my hand and seal this 27<sup>th</sup> day of September, 1966.

Robert D. McKin  
Robert D. McKin

Chester W. Johnston (SEAL)

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Chester W. Johnston sign, seal and as his act and deed deliver the within written instrument and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27 day of September, 1966.

Facile P. Walker  
Notary Public for South Carolina

Robert D. McKin

Recorded October 3rd., 1966 At 3:38 P.M. # 8928