

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO ALL LOTS SHOWN ON PLAT OF THE PROPERTY OF JAMES M. EDWARDS RECORDED IN PLAT BOOK "II" AT PAGE 121, IN CHICK SPRINGS TOWNSHIP, GREENVILLE COUNTY, S. C.

WHEREAS, Robert J. Edwards as Committee and as Trustee for James M. Edwards has heretofore developed and sold certain portions of land for residential purposes, all of which were sold subject to restrictive covenants, and

WHEREAS, the said Robert J. Edwards as Committee and Trustee has recently caused a plat to be made of other land in the same vicinity, being shown as Lots 47 to 66, inclusive, on the plat recorded in Plat Book "II" at Page 121,

NOW, THEREFORE, I, Robert J. Edwards, as Committee and as Trustee, for James M. Edwards, do hereby impose the following listed covenants and restrictions upon the sale, transfer, and use of all lots shown on plat recorded in Plat Book "II" at Page 121, in the R. M. C. Office for Greenville County, which covenants and restrictions shall be binding on the present owner, his heirs and assigns, all purchasers, their heirs and assigns, until July 1, 1980, at which time they shall be automatically extended for periods of ten (10) years, unless the majority of the then lot owners shall agree to change these covenants in whole or in part.

1. This property shall be used solely and exclusively for single family residential dwellings.
2. This property shall not be recut so as to face in any direction other than that shown on recorded plat.
3. No residence shall be located on any lot nearer than 50 feet from the front line of said lot, nor nearer than 20 feet from any side street, nor shall any building be constructed nearer than 10 feet from any side line or nearer than 5 feet from any rear line.
4. No trailer, garage, barn or other outbuilding erected upon any lot shall at any time be used as a residence, either temporarily or permanently. No structure of a temporary nature shall be used as residence. No house trailer shall be permitted on this property.
5. No residence shall be erected or placed on any lot having a width of less than 90 feet, nor shall any residence be constructed containing less than 1400 square feet of floor space, excluding porches, breeze-ways or garages.
6. The outer or exterior walls of all residential dwellings shall be of material other than concrete blocks.
7. Sewage disposal shall be by Municipal Sewerage Disposal or by septic tank complying with the regulations and specifications of the South Carolina State Board of Health.