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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

) PROTECTIVE COVENANTS APPLICABLE TO
SECTION I, FAIRBOURNE, NEAR THE CITY
OF GREENVILLE, SOUTH CAROLINA

WHEREAS, by virtue of deed from Ray Williams dated July 12, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 438, at page 135, we, NORMAN G. ANDERSON and MARY C. ANDERSON, are the owners of a certain tract of land containing 83.40 acres, more or less, situate in Butler Township, County and State aforesaid, and

WHEREAS, we propose to develop the said tract solely for single family residences and to maintain thereupon a general uniform plan of quality construction, appearance and alignment in the erection, placement and design of residences to be built upon the said property,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Norman G. Anderson and Mary C. Anderson, do by these presents impose upon Section I, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, at page 31, the following listed covenants and restrictions upon the sale, transfer or use of the property incorporated in Section I thereof which shall be binding upon the parties hereto, their heirs, successors, assigns, purchasers or transferees until July 1, 1976, at which time these covenants shall be automatically extended for successive periods of ten (10) years each unless by a majority of the then owners of the lots in Section I it is agreed to change these covenants in whole or in part:

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M.G.A.
M.C.A.

1. This property shall be used solely and exclusively for single family residential dwellings.

2. This property shall not be re-cut so as to face in any direction other than as shown on the recorded plat or re-cut or subdivided in any manner which would reduce the frontage and the area of said lots except for use as a part of an adjoining whole lot.

3. No residence shall be erected or located on any lot nearer to the front lot line than the building setback line as shown on the aforementioned recorded plat.

4. No residence shall be erected upon any lot at a cost of less than Twenty Thousand and No/100 Dollars (\$20,000.00), such cost to be based upon construction cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of this covenant to assure that all residences shall be of a quality of workmanship and materials substantially the same or

For addition Restrictions see Deed Book 556 Page 373
" " " " 605 " 411.