

FILED
GREENVILLE CO. S. C.

JAN 8 4 43 PM 1959

PROTECTIVE COVENANTS

APPLICABLE TO

LIBERTY PARK NO. 2

NEAR THE CITY OF GREENVILLE, SOUTH CAROLINA

OLIVE NORTH

The following protective covenants are hereby imposed by the undersigned as owner of all lots shown on Map No. 2, LIBERTY PARK, made by Dalton & Neves, Engineers, August 1958, recorded in the RMC Office for Greenville County, S. C. in Plat Book MM, page 39.

These covenants and restrictions are to run with the land and are imposed upon the sale, transfer or use of the property hereinabove described which shall be binding on the undersigned, his heirs and assigns, and all purchasers or transferees until January 1, 1980, at which time these covenants shall be automatically extended for successive periods of 10 years each unless by a vote of a majority of the then owners of the lots, it is agreed to rescind or change these covenants in whole or in part.

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

(2) No residence shall be erected on any lot nearer to the front or side lot line than the building line shown on said plat and any such residence shall face towards the front line of said lot, except the corner lots which may face at an angle towards the intersection. No building shall be erected nearer than ~~5~~ 5 feet to any side lot line.

(3) No lot shall contain more than one residential structure, but this restriction shall not prevent the purchaser from using more than one lot on which to construct one residence. No residence shall be erected on any lot at a cost of less than \$12,000.00 based upon construction cost levels prevailing on the date ~~MM~~ these covenants are recorded. It being the intention and purpose of this covenant to insure that all residences shall be of a quality of workmanship and materials substantially the same or better than that which can be produced at the time these covenants are recorded at a minimum cost stated herein for the minimum permitted residence size. The ground floor area of the main structure exclusive of one-story open porches and garages, shall not be less than 1500 square feet for a one story residence nor less than 1200 square feet for a two-story residence.

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