

FILED
GREENVILLE CO. S. C.

150
JUN 30 1960

BOOK 653 PAGE 393

JUN 30 12 17 PM 1960

395

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO LOTS 1 THROUGH 48 INCLUSIVE
AS SHOWN ON PLAT OF KENMORE
TERRACE, PROPERTY OF R. C.
SUTHERLAND MADE BY J. MAC RICHARDSON,
NOVEMBER, 1958, AND RECORDED IN
PLAT BOOK _____, PAGE _____.

WHEREAS, R. C. Sutherland is the owner of a certain 26 acre tract of land in Gantt Township, Greenville County, S. C., purchased from John A. Carson, and has subdivided a portion thereof into 48 lots as shown on above referred to plat, and has proposed to develop said lots solely for residential purposes and to maintain a uniform scheme of construction, appearance, and alignment of residences to be built upon said property;

NOW, THEREFORE, I, R. C. Sutherland, as owner of all of said lots, do hereby impose the following listed covenants and restrictions upon the sale, transfer, and use of the property hereinabove referred to which shall be binding upon the owner, his heirs and assigns, purchasers, or transferees, their heirs and assigns, until January 1, 1985, at which time these covenants shall be automatically extended for successive periods of ten (10) years each, unless by a vote of the majority of the then owners of said lots it is agreed to change these covenants in whole or in part:

1. This property shall be used solely and exclusively for single family residential dwellings.
2. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
3. No residence shall be located on any lot nearer to the front line of said lot than the building line as shown on the original plat which line is 35 feet distant from the front lot line. No residence shall be nearer than 5 feet to any side lot line nor nearer than 10 feet to any side street line.
4. No residence shall be erected on any lot containing less than 1100 square feet on the ground floor area of the main structure exclusive of open porches and garages. The exterior of all residences and other buildings to be constructed on said property shall be of materials other than concrete blocks and stucco, and the roofs of all residences shall be of materials other than tin.
5. No trailer, basement, barn or other outbuilding of a temporary nature shall at any time be used as a residence nor shall any house trailers be permitted on any lot in said subdivision.

(Continued on Next Page)