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OLLIE FARRISWORTH.

R.M.C.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS

WHEREAS, JOHN W. FORTNER is the owner of all that certain real estate in Greenville County, South Carolina, on the South-eastern side of Oak Drive near Anderson Road, being shown as Lots Nos. 1, 2, 3, 4, 5, 6, 7, 9, 10, 11 and 12, on a Plat entitled "Property of Henry C. Harding Builders, Inc." made by Campbell & Clarkson, Surveyors, dated July 12, 1967, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP, page 95; and,

WHEREAS, John W. Fortner is subdividing and developing said property as a single subdivision and desires to impose thereupon a general uniform scheme of restrictions for the protection of future owners of said lots;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained for the benefit of John W. Fortner and the future owners of lots in said subdivision, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed upon the undersigned owner, his heirs, assigns, executors and administrators, to wit:

1. No lot shall be used except for residential purposes.
No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two automobiles.
2. No lot shall be recut so as to face in any direction other than that shown on the recorded plat.
3. No residence containing less than 900 square feet of floor space, exclusive of open porches and garages, shall be constructed on any lot.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently.
5. No noxious or offensive activities shall be carried on on any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No junked automobiles, house trailers, trash, garbage or other waste shall be permitted to remain on any lot. No animals, livestock or poultry shall be permitted on any lot except cats, dogs, birds or other household pets in reasonable numbers as pets for the pleasure of the owner of any lot.
6. Sewerage disposal shall be by a sewerage disposal system complying with the rules and regulations of the South Carolina State Board of Health.
7. Easements for drainage purposes are reserved as shown on the aforementioned recorded plat, and an easement for the installation and maintenance of utilities are reserved over the side five (5) feet of each lot shown on the recorded plat.

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