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VOL 856 PAGE 166

OLLIE FARNSWORTH
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RESTRICTIVE COVENANTS APPLICABLE
 TO STONEWOOD, A SUBDIVISION NEAR
THE CITY OF FOUNTAIN INN, S. C.

WHEREAS, S. & W., Incorporated, a South Carolina corporation, is the owner of a tract of land bordering on and being situate between Woodvale Avenue and property of Billie C. Patton & Melvin K. Younts and property of Hampton H. Bryson and property of E. N. Gault, in the City of Fountain Inn, in the County of Greenville, State of South Carolina; and

WHEREAS, the said corporation now proposes to restrict said tract solely for single family residential purposes, maintaining a general uniform scheme of quality construction, appearance, and alignment in the construction, placement and design of residences to be built upon the said tract now surveyed and subdivided, to be known as Stonewood, which plat has been recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 30. It being the intention of the owner that these restrictions shall apply only to those lots numbered 1 through 88.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That S. & W., Incorporated, by its duly authorized officers, does by these presents impose the following listed covenants and restrictions upon the sale, transfer and use of the property known and designated as Stonewood, a subdivision, which covenants and restrictions shall be binding upon the present owners, their successors, assigns, purchasers, and transferees, and their heirs, legal representatives and assigns, until November 1, 1988, at which time these restrictions and covenants shall be automatically extended for successive periods of ten (10) years each, unless by the majority of the then owners of the lots it shall be 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) This property shall not be re-cut 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 lot line than the building set back line, as shown on the recorded plat and any such residence shall face towards the front line of the lot.
- (4) The minimum permitted floor area of the main structure, exclusive of the one-story open porches and garages, shall be not less than 1500 square feet.

(Continued on next page)