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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIONS AND COVENANTS
RUNNING WITH THE LAND RE-
LONGING TO LAURA B. HANCOCK
AS SHOWN ON PLAT DATED 10-1-1970.
SURVEY MADE FOR GOFORTH AUCTION
COMPANY BY W. N. WILLIS, ENGINEERS,
AND TO BE RECORDED HEREWITH.

RESTRICTIONS AND COVENANTS

LAND LOCATION. This property is located approximately two miles South West of Gowansville on South Carolina Highway No. 14 in Greenville County.

LAND USE AND BUILDING TYPE. All of these lots may be used for either business or residential purposes.

DWELLING COST, QUALITY, AND SIZE. No dwelling shall be permitted on any lot with less than 1,000 square feet of heated living area, exclusive of garage, carports, open porches, etc. It being the intention and purpose of the Covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these Covenants are recorded. This means completed residence finished inside and out. No outhouses, such as toilets or privies, will be allowed. No run down, deteriorated, or dilapidated structures can be moved on to, placed on, or erected on any tract or lot.

BUILDING LOCATION. No building shall be located on any lot or tract nearer thirty (30) feet to the front lot line.

EASEMENTS. Easements for installation and maintenance of utilities, and drainage facilities, are reserved.

NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES. No structure of a temporary character, with the exception of house trailers or mobile homes which will be hereinafter mentioned, shall be used on any lot at any time as a residence, either temporarily or permanently. This includes such things as tents, stacks, garages, etc. Before any house trailer or mobile home can be placed on any tract or lot, such placement must not only meet the approval of the surrounding property owners, but the trailer or mobile home must also be factory built and must be connected to septic tanks or equivalent.

SEVERABILITY. Invalidation of any one of these Covenants by judgment or Court order, shall in no wise affect any of the other provisions, which shall remain in full force and effect.

BUSINESS TYPE. Any business which is erected on the above mentioned tracts or lots must be a legitimate business. No business shall be maintained which is boisterous, loud, or creates a nuisance to adjoining land owners. This includes such businesses as taverns, bars, dance halls, or other such establishments as sells intoxicating beverages; nor shall there be any junk, wrecking yards, or abattoirs maintained on any lot or tract.

GENERAL PROVISIONS. TERM. These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these Covenants are recorded, after which time, said Covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said Covenants in whole, or in part.

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