

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
 YOWN ESTATES
 PLAT BOOK 4N, PAGE 65.

WHEREAS, DEMPSEY REAL ESTATE CO., INC., a South Carolina corporation, is the owner of all that certain real estate in Greenville County, South Carolina, known as YOWN ESTATES, and is developing said property in accordance with a uniform plan of development as residential subdivision.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions and restrictions herein contained for the benefit of Dempsey Real Estate Co., Inc., its successors and assigns, and the future owners of all lots in said subdivision, the following restrictive covenants are hereby imposed upon all lots shown on a Plat of Yown Estates made by Dalton & Neves Co., Engineers, dated March, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, page 65, to wit:

1. All lots shown on said plat shall be used exclusively for single family residential dwellings, and shall not be used for any commercial or business purposes.
2. No building (with the exception of the existing residence on Lot No. 6) shall be located nearer to any street line than the setback lines shown on the recorded plat. No residences shall be located nearer to any inside lot line than 5 feet. Detached garages and other outbuildings shall not be located nearer than 50 feet to the front lot line nor nearer than 5 feet to any side or rear lot line.
3. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No horses, ponies, chickens, pigeons or livestock of any type shall be kept or raised on any lot in the subdivision.
4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
5. The ground floor of the main structure of any one-story residence constructed on any lot shall not contain less than 1400 square feet of floor space. The ground floor area of the combined upper two levels (exclusive of the basement and/or garage level) of any split level house shall not be less than 1400 square feet. In houses having two stories, the total finished area, including both floors shall contain not less than 1400 square feet of floor space. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded, and only heated areas shall be counted toward the above minimum area requirements.
6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
7. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.

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 GREENVILLE CO. S. C.
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 CLERK OF COURSE