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GREENVILLE CO. S. C.

JUN 26 4 42 PM '72

OLLIE FARNSWORTH  
R. M. C.

PROTECTIVE COVENANTS

APPLICABLE TO DEERWOOD SUBDIVISION  
GREENVILLE COUNTY, S. C.

VOL 947 PAGE 155

The following building restrictions and protective covenants are hereby imposed by John P. Mann and Thomas C. Brissey, who are the owners of all of the lots in Deerwood Subdivision as shown on a plat thereof made by Campbell and Clarkson, dated March 27, 1972, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-J, at Page 167. These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a majority of the then owners it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person, or persons, owning any real property situate in said development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him, or them, from so doing or to recover damages or other dues for such violation. Invalidation of any one of the covenants by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

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 and one-half stories in height and a private garage for not more than two cars.
2. No dwelling shall be permitted on any lot with a ground floor area of the main structure, exclusive of open porches, garages or car ports, of less than 1,600 square feet.
3. No building shall be located nearer to the front lot line than 35 feet. No building shall be located nearer to any side lot line than ten feet. No building shall be located nearer to the rear lot line than 20 feet.
4. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
5. No trailer, mobile home, 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.
6. 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 to the neighborhood.
7. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by municipal sewerage system.
8. An easement for the installation and maintenance of utilities and drainage facilities as shown on the recorded plat is hereby reserved, and over five feet of each rear and side lot line except when more than one lot shall be used for one residence, in which event the easement shall only apply to the exterior lot lines.

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