

STATE OF SOUTH CAROLINA } RESTRICTIONS, RESTRICTIVE COVENANTS AND CONDITIONS
 COUNTY OF GREENVILLE. } FOR AVALON ESTATE, BELLWOOD ESTATES, FORE ESTATES,
WYNETTE ESTATES, MARION GROVE And SECTIONS 1 & 2
CAROLINE COURT, Property of M. W. Fore.

WHEREAS M. W. FORE is the owner of certain tracts of land in the State and County aforesaid and has had said property subdivided and platted as follows:

<u>BELLWOOD ESTATES</u>	Plat by Dalton & Neves, May 1950
<u>FORE ESTATES</u>	Plat Book BB, Page 61
<u>WYNETTE ESTATES</u>	Plat Book EE, Page 37
<u>MARION GROVE</u>	Plat Book BB, Page 137
<u>CAROLINA COURT Section 1</u>	Plat Book EE, Page 44
<u>CAROLINA COURT Section 2</u>	Plat Book GG, Page 21
<u>AVALON ESTATES</u>	Plat Book S, Page 89

WHEREAS all contracts and deeds heretofore executed by the said M. W. Fore relating to the above subdivisions have contained the restrictions, covenants and conditions hereinafter recited pursuant to a general plan.

NOW THEREFORE, in consideration of the mutual advantages to the Grantor, M. W. Fore, and all grantees, it is hereby covenanted and agreed that all lots in the foregoing subdivisions shall be subject to the following restrictions, covenants and conditions:

AVALON ESTATES

"That the said lands shall not be sold, rented or otherwise disposed of to any negro or person of African descent. No residence or business building costing less than Five Thousand (\$5,000.00) Dollars shall be erected on said lot, and no residence or building shall be erected on said lot nearer than twenty-five (25) feet to the front line, and no residence or business building shall be built on any lot unless said lot has fifty (50) feet, or more, frontage. No business building shall be erected on any lot other than lots fronting on U. S. Route #25."

BELLWOOD ESTATES

"That the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent. No residence costing less than \$5,000.00 shall be erected on lots fronting on Old Rutherford Rd. and Oxford Dr.; no residence costing less than \$3,500.00 shall be erected on said lot nearer than 25 feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks. This property sold subject to right-of-ways to Duke Power Co., granted or to be granted, for residence power line."