

PROTECTIVE COVENANTS APPLICABLE TO PLEASANT VIEW  
PROPERTY OF EASLEY LUMBER COMPANY, INC.

EASLEY, SOUTH CAROLINA  
PLAT RECORDED IN PLAT BOOK "HH", PAGE 53, MADE BY C.C. JONES, ENG., JAN. 15, 1954

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them, until January 1, 1975, at which time said covenant shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenant in whole or in part.

Invalidation of any of these covenants by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

1. All numbered lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, and a private garage for not more than two cars and servant's quarters.

2. 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.

3. 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.

4. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 900 square feet.

5. No building shall be located nearer to the front line or nearer the side street line than the building set back line shown on the recorded plat. No building shall be located nearer to any lot line than the distance represented by ten per cent of the lot frontage on which said building is to be located.

6. No numbered lots in this subdivision shall be recut or resubdivided so as to decrease the width or area of any numbered lots shown on said plat.

The above restrictions shall apply to all lots, except that the building lines on lots numbered one(1), two(2), eight(8), fourteen(14) and thirty-seven(37) may be changed at the discretion of the Easley Lumber Company, Inc., to meet the minimum requirements of the City of Greenville, South Carolina and the residential lot requirements of the Federal Housing Administration.

IN WITNESS WHEREOF, The said Easley Lumber Co., Inc. has caused this instrument to be executed by its proper officials this 2nd day of April, 1954.

ATTEST:

Eudora M. Baskin  
Secretary

Easley Lumber Company

By: G. B. Nalley (SEAL)  
President

Signed, Sealed and Delivered in the presence of:

Mary E. Murray  
Patrick C. Fant

STATE OF SOUTH CAROLINA |  
COUNTY OF GREENVILLE |

PERSONALLY appeared before me Mary E. Murray and made oath that (s)he saw the within named officers of The Easley Lumber Company, Inc., sign, seal and as their act and deed deliver the within written instrument, and that (s)he with Patrick C. Fant witnessed the execution thereof.

SWORN TO before me this  
2nd day of April, 1954

Patrick C. Fant (LS)  
NOTARY PUBLIC FOR SOUTH CAROLINA

Mary E. Murray (LS)

Recorded April 7, 1954 At 12:24 P.M. # 7855

For Waiver See Deed Book 513 Page 525 deed to James H. Rudy  
For Release of Restriction See Deed Book 516 Page 423.