

STATE OF SOUTH CAROLINA :  
COUNTY OF GREENVILLE :

OCT 17 11 46 AM 1955  
OLLIE FARNSWORTH  
R.M.O.

RESTRICTIONS APPLICABLE TO PROPERTY OF  
JAMES A. CRESSWELL AND BERNICE M. CRESSWELL,  
AS SHOWN ON A PLAT THEREOF PREPARED BY J.C.  
HILL OCTOBER 5, 1955, SAID PROPERTY LIES  
EAST OF THE NEW DUNHAM BRIDGE ROAD IN  
GREENVILLE COUNTY, SOUTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS, that we, James A. Cresswell and Bernice M. Cresswell, in consideration of One Dollar (\$1.00) and the purchase of any of the lots hereinafter described, for the benefit of ourselves and of such proposed purchasers do impose upon the said property the following restrictions:

The lots covered by these restrictions are shown as Lots 1 through 13 on Plat of Property of James A. Cresswell and Bernice M. Cresswell located in the Melcom Community in the County of Greenville, near the City of Greenville, South Carolina, said plat to be recorded.

These restrictions are imposed by way of contract, covenant and agreement between ourselves and with such proposed purchasers, their heirs, successors, executors, administrators and assigns, and are to become a part of each and every deed covering any of the lots specified, as fully as if therein set forth.

1. Each lot shall contain no less than 10,500 square feet and no building shall be erected on any parcel of land having a smaller area.
2. No structures other than single-family dwelling houses not to exceed two stories in height shall be erected on any lot, except that a garage for not more than two automobiles may be erected as an independent structure. No duplexes, garage-apartments or apartments shall be erected on said land, nor shall any existing house be altered for the purpose of making apartments.
3. No business or trade of any kind shall be conducted on the premises incidental or otherwise, nor shall the premises be used for any kind of storage of goods or merchandise held for sale or other business house.
4. No cattle, chickens or any other livestock, except domestic fowls, shall be kept on the premises.
5. No dwellings shall be erected on said lots having an area of less than 900 square feet, exclusive of terraces or porches.
6. A building line of 30 feet in the front and of 10% of the lot width on each side shall be observed. In the case that two or more lots are combined or that the size of any lot is increased by addition, the building line along each side shall be observed with reference to the newly-created lot and the building line with reference to each side of the lot or lots going into said larger lot shall not be effective.
7. No dwellings or garages shall be erected having on the outside exposed concrete block.
8. Sewerage disposal shall be by septic tank complying with the specifications of the State Board of Health or by municipal sewerage disposal system.

Should any of the above restrictions be held illegal, this shall not nullify the effect of the remaining restrictions.

These restrictions shall be for the benefit of all lot owners, their heirs, successors, and assigns and may be enforced by any judicial proceeding at law or in equity, including injunctive procedures and procedures for the collection of damages for the violation thereof and such procedures may be prosecuted by any or all of those who may own one of these lots.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of October, 1955, thereby binding our heirs, successors, executors, administrators and assigns.

WITNESSES:

Anne M. White  
Fred H. W. Donald

James A. Cresswell  
Bernice M. Cresswell