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BILLIE FARNSWORTH
R.M.C.

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RESTRICTIVE COVENANTS APPLICABLE TO PROPERTY
OF
GREENVILLE COUNTRY CLUB AND ELIZABETH G. McCALL

The undersigned, being the owner of all lots and tracts of land shown on plat of Property of Greenville Country Club and Elizabeth G. McCall, Greenville, S. C., prepared by C. C. Jones, Engineer, April, 1956, recorded in the office of the R. M. C. for Greenville, South Carolina, in Plat Book _____, page _____, do hereby impose on the lots and tracts hereinafter designated, the covenants and restrictions hereinafter set forth which shall be binding on all parties and all persons claiming under them until January 1, 1970, at which time said covenants 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 or abrogate said covenants in whole or in part.

1. All numbered lots in the subdivision shall be known, described and used as residential lots; provided, however, that this shall not prevent the construction of a road through the property or through one or more lots. No structures shall be erected, altered, placed or permitted to remain on any residential 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 three cars and servants' quarters for the sole use of employees of the owner of said dwelling.

2. No building shall be located within 10 feet of any side lot line.

3. No lot shall be cut or changed into a smaller lot, but one or more lots may be combined into one lot.

4. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any residential plot. Likewise, no chickens, ducks, geese or other such fowls shall be permitted or kept on any residential plot except that fowls may be maintained in a limited number not in excess of ten.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in 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 a nuisance to the neighborhood.

7. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any of the lots covered hereby 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.

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

In the presence of:

Billie G. Richardson
J. W. Wyche
Billie G. Richardson
J. W. Wyche

GREENVILLE COUNTRY CLUB (SEAL)

By *J. O. Cole Pres.*
Walter J. M. Conway Secretary
Elizabeth G. McCall (SEAL)
ELIZABETH G. McCALL

Plat 7
1953