

STATE OF SOUTH CAROLINA )  
AUG 6 3 53 PM 1957 )  
COUNTY OF GREENVILLE )  
OLLIE FARMS NORTH )  
R.M.C. )  
PROTECTIVE COVENANTS APPLICABLE TO  
SECTION II, LAKE FOREST HEIGHTS, A  
SUBDIVISION NEAR THE CITY OF GREENVILLE,  
AS SHOWN BY PLAT DATED MAY 1957, RECORDED  
IN THE R.M.C. OFFICE FOR GREENVILLE  
COUNTY IN PLAT BOOK KK, AT PAGE 105.

WHEREAS, Hassie Roper McCarter, T. A. McCarter, Lillie Lee Roe and Christine M. Whitmire, as the sole heirs at law and legatees under the Will of Yancey P. McCarter, are the owners of a certain tract of land situate East of Pleasantburg Drive and South of the subdivision shown on Plat recorded in Plat Book GG, at page 153, R.M.C. Office for Greenville County; said tract having been surveyed and subdivided as a single subdivision by Piedmont Engineering Service and a Plat thereof, dated May 1957, showing Lots Nos. 1 to 52, inclusive, having been duly recorded in Plat Book KK, at page 105, R.M.C. Office for Greenville County; and

WHEREAS, the owners have heretofore entered into a Contract of Sale with John S. Taylor, Jr.; and

WHEREAS, the owners and John S. Taylor, Jr., as purchaser, propose to develop the said property as shown on said Plat solely for residential purposes and to maintain therein a general uniform scheme of quality construction, appearance and alignment in the construction, placement and design of residences to be built upon said property;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of the mutual covenants and promises herein contained and other good and valuable considerations, the parties hereto do by these presents impose the following covenants and restrictions upon the sale, transfer or use of the property hereinabove described which shall be binding upon the parties hereto, their Heirs, Successors and Assigns, purchasers or transferees, until January 1, 1982, at which time these covenants shall be automatically extended for successive periods of 10 years each, unless by a vote of the majority of the then owners of the lots it is agreed to change the covenants in whole or in part:

1. This property shall be used exclusively for single family residential dwellings, with the exception of six lots numbered 1, 2, 3, 5, 35 and 36, upon which shall be permitted duplex residences, subject to the provisions hereinbelow set forth.

2. This property shall not be re-cut so as to face in any direction other than as shown on the recorded Plat.

3. No residence shall be located on any lot nearer to the front lot line than the building setback line as shown on the recorded Plat, and any such residences shall face toward the front line of the lot, except residences to be constructed on lots numbered 35, 42, 43, 52, 48, 47, 39, 27, 24 and 19 shall face in the direction designated by arrows as shown on said Plat. No residence shall be nearer than 10 feet to any side lot line.

4. No one-story residence shall be constructed on any lot shown in said subdivision containing less than 1800 square feet of floor space, exclusive of porches, garages and breezeways. The minimum square footage required on a story and a half house is the same for the first floor as a one-story house. On all two-story houses located in the subdivision the minimum square footage will be 1200 square feet of floor space completed on each floor.

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