

GREENVILLE CO. S.C.

JUN 27 2 54 PM 1958

BOOK 601 PAGE 33

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
Protective Covenants Applicable to
R.M.C. Simpsonville Acres

WHEREAS, There is situated in the County of Greenville, near Simpsonville, South Carolina, a subdivision known as Simpsonville Acres, being shown by plat as recorded in the R. M. C. Office for Greenville County in Plat Book KK, at page 159; and,

WHEREAS, it is the desire of the developers of said property to now restrict lots Nos. 1 through 9, as shown on the aforesaid plat.

NOW, THEREFORE, the following conditions and covenants are imposed upon those lots and shall be binding upon all parties and all persons claiming under them, their heirs and assigns, and are to run with the land for a period of twenty-five (25) years from the date of this instrument. These conditions and covenants shall be automatically extended for a period of ten (10) years thereafter, unless there is executed an agreement signed by the majority of the owners of the lots within all the sections or additions then developed of this subdivision and duly recorded, agreeing to modify, add to, delete, or abandon these restrictions.

(1) No professional office, business, trade or commercial activity shall be conducted in any building or any portion of the above lots. Said lots shall be used solely for residential purposes.

(2) No lot shall be used except for one (1) single family dwelling and accessory buildings appurtenant thereto. No temporary dwelling, trailer, shack or other structure of a temporary nature shall be maintained upon the premises.

(3) No building constructed upon any of the aforesaid lots shall contain less than one thousand (1,000) square feet, excluding basement, porches, cellars and garages. One and one-half (1½) story buildings shall have a minimum first floor area, excluding basement, porches, cellars and garages, of not less than eight hundred (800) square feet, and an aggregate area of both stories of not less than one thousand four hundred (1,400) square feet. No building shall be erected upon any of the aforesaid lots with any of the concrete block exposed to exterior view.

(4) Each of the aforesaid lots shall have a building setback line of not less than ninety (90) feet from Georgia Road.

(5) If any section, subsection, sentence, clause, or phrase of these covenants and restrictions for any reason held to be unconstitutional or invalid, such decision shall not effect the validity of the remaining portions of the covenants and restrictions.

WITNESS OUR HANDS AND SEALS this 26th day of June, 1958, at Greenville, South Carolina.

In the Presence of:

Anna H. Harris

Emily B. Taylor

Rex L. Carter
Rex L. Carter

Leo H. Hill
Leo H. Hill

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