

C. VICTOR FYLE

JUL 24 3 35 PM 1953

BOOK 602 PAGE 421

THE STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

) OLLIE B. WORTH  
 ) PROTECTIVE COVENANTS

WHEREAS, the lots in Shannon Forest in the County of Greenville, State of South Carolina, said property being more particularly described and delineated on a plat of Shannon Forest, prepared by Ethan Allen, Engineers, dated August 29, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book KK, Page 140-1, with a revision of Lots Nos. 10 and 11, dated July 23, 1958, recorded in Plat Book KK, Page 140-1, have no deed restrictions and it is the desire of the owners to adequately protect the property for themselves and future owners.

NOW, THEREFORE, in consideration of the mutual advantages to the grantors, Louis A. Garlington, James H. Garlington and Ralph E. Garlington, and all future grantees, which will accrue to said parties hereto, it is hereby covenanted and agreed that lots One through Twenty-nine in this subdivision shall be subject to the following restrictions or protective covenants:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until May 1, 1983, 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 and stockholders in Shannon Lake, Inc., it is agreed to change said covenants in whole or in part.
2. 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 real property situated in said development or subdivision to institute any proceeding 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 for such violation.
3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. All lots in the tract referred to above shall be known and described as residential lots and used for single family residential dwellings.
5. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.
6. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines as shown on the recorded plat. In any event, no building shall be located on any lot nearer than 50 feet nor farther than 110 feet to the front lot line on Shannon Lake Circle, nor nearer than 10 feet to any side lot line, except Lot No. 15, on which lot no building shall be nearer than 25 feet to the side street line. However, in cases of persons owning two or more adjoining lots and such persons construct a dwelling thereon, the 10-ft. side

(Continued on next page)

Release Parcel 1+2

10-10-94 #68028  
 BK 1584  
 Pg 886