

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RESTRICTIONS OF REAL ESTATE

The following protective and restrictive covenants are hereby imposed on the below described real estate of Peter H. Wuest, which is described as follows:

FILED
GREENVILLE CO. S. C.
JAN 21 10 51 AM 1963
OLLIE F. WORTH
R. M. C.

"All that piece, parcel or lot of land in Greenville County, State of South Carolina, Chick Springs Township, located about one mile Northeast of Chick Springs, and being shown as the property of Peter H. Wuest on a plat of property entitled, "Peter H. Wuest Property" by R. K. Campbell, dated Jan. 24, 1961 and recorded in Plat Book AAA page 141, Greenville County R. M. C. Office, and being all of the property of Peter H. Wuest shown thereon, less any property conveyed therefrom before the execution of this instrument."

1. That the above described property shall be used for residential purposes only.
2. That no dwelling shall be placed or erected on the property which shall have any less than 1200 ~~sq~~ square feet of floor space, exclusive of porch or attached garage.
3. That no building shall be erected or placed on the property any closer than 40 feet to the road or street on which the lot fronts, any closer than 10 feet to the side line of the adjoining lot.
4. That no house trailer or mobile home shall be placed on the property for any length of time.
5. That no livestock shall be kept on the property, nor chickens or other animals that may cause a nuisance,
6. That no lot shown on said plat shall be cut to less than 100 feet frontage on the road on which it fronts.

These restrictions are imposed for the mutual advantages and protection of the said party or present owner of the property herein described and their or his successors and assigns, any violation or attempted ~~xxx~~ violation of these restrictions shall entitle any owner of the property or any portion thereof to bring legal proceedings in any court of jurisdiction to restrain such violation or to recover damages. These covenants shall run with the land and shall be binding for a period of twenty years.

GIVEN over my had and seal this 18 day of January, 1963.

Peter H. Wuest (SEAL)
Peter H. Wuest

In Witness:

1. Ann E. Fisher
2. Dan G. McKinney

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me ANN E. FISHER and made oath that she saw the within named Peter H. Wuest, sign, seal and as his act and deed deliver the within written instrument and that she with DAN G. MCKINNEY witnessed the execution thereof.

Sworn to before me this 18 day of JAN., 1963.

Dan G. McKinney (SEAL)
Notary Public for S. C.

Ann E. Fisher

Recorded January 21st, 1963 at 10:51 A.M. #18391

See Amendment to Restrictions Re Deed Book 750 Page 266