

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DEC 27 12 11 PM 1965

CLERK OF COURT
GREENVILLE, S.C.

) RESTRICTIONS AND PROTECTIVE COVENANTS
APPLICABLE TO PROPERTY OF HERMAN
) E. BATSON AND RUBY T. BATSON, BEING
DESCRIBED BY DEED RECORDED IN THE
R. M. C. OFFICE FOR GREENVILLE COUNTY
IN DEED BOOK 638, AT PAGE 310, LOCATED
AT CORNER OF SCENIC DRIVE AND LITTLE
TEXAS SCHOOL ROAD, TRAVELERS REST, S. C.

1. The following protective covenants are hereby imposed, by the under-
signed, owner of property containing 1.8 acres, located at the intersection of
Scenic Drive and Little Texas School Road, Travelers Rest, S. C., as is more
fully described in Deed Book 638 at Page 310. Said acreage is to be cut into
approximately three lots which are to be subject to the within restrictions.
These covenants and restrictions are to run with the land and shall be binding
upon all persons claiming under them until January 1, 1974, at which time said
covenants shall be automatically extended for successive periods of ten years,
unless an instrument adopted by vote of a majority of the then owners, agreeing
to change said covenants in whole or in part, is placed of record.

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 develop-
ment or subdivision 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.

3. Invalidation of any 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 shall be residential lots; no structure shall be erected,
altered, placed or permitted to remain on any lot other than other detached
single family dwelling not to exceed two and one-half stories in height and a
private garage for not more than three cars.

5. No dwelling shall be located, altered or permitted to remain on
said lots which lot has a frontage of less than 75 feet at the front building setback
line.

6. The ground floor area of the main structure, exclusive of one
story open porches and garages, shall be not less than 1,050 feet square, in
the case of a one story structure nor less than 850 square feet in the case of
a one and one-half, two, and two and one-half structure.

7. No building shall be located nearer to the front lot line or street
line than 35 feet. This restriction pertains to the main body of the house and
does not affect steps, bay windows or similar. No building shall be located
nearer to the side lot line than the distance represented by ten per cent of the lot
frontage on which said building is to be located. No detached garage shall be
located nearer the front lot line than 75 feet nor nearer than 5 feet to any side
or rear line.

8. Easements for utility installation and maintenance are reserved
over and across the rear 5 feet of all said lots.

9. No noxious or offensive trade or activity shall be carried on upon
any lots, nor shall anything be done thereon which may be or become an annoyance
or nuisance to the neighborhood.

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