

DEC 10 1 59 PM 1965

BOOK 787 PAGE 577

CLERK OF COURTS

STATE OF SOUTH CAROLINA	§	PROTECTIVE COVENANTS APPLICABLE TO
	§	SECTION 1 OF A SUBDIVISION KNOWN
COUNTY OF GREENVILLE	§	AS SOUTHWOOD ACRES AS SHOWN ON A
	§	PLAT RECORDED IN THE RMC OFFICE
	§	FOR GREENVILLE COUNTY IN PLAT
		BOOK JJJ AT PAGES 108-109

These restrictions and protective covenants dated December 6, 1965, are hereby imposed upon Lots Numbers 1 through 23, inclusive, of a subdivision prepared by Webb Surveying & Mapping Company, November, 1965, and recorded in the RMC Office for Greenville County in Plat Book JJJ at pages 108 and 109. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1980, after which the time of said covenants shall be extended for successive periods of ten (10) years, unless by vote of the then owners of the majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdividers or owners of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations.

Invalidation of any one of these covenants by judgment, court order, or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. All lots in said subdivision shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than three cars; provided that one dwelling may be erected upon adjacent lots.
2. No building shall be located on any lot nearer to the front street line than 40 feet, except for Lot Number 13. No building shall be located nearer than 10 feet to any side lot line, except wherein one building is constructed on adjacent lots, and further excepting that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected five feet from a side or rear lot line. No dwelling shall be located on any lot nearer than twenty feet to the rear lot line.
3. No dwelling shall be erected which contains less than 1400 square feet, exclusive of porches, carports, attached garages and breezeways.
4. No lot shall be recut or re-subdivided so as to face a different direction than shown on the plat. No lot shall be recut or re-subdivided so as to create additional building lots.

(Continued on next page)

for Amendment to Restrictions Re Plat Book 796 Page 244
 for Amendment to Restrictions Re Plat Book 790 Page 586