

GREENVILLE CO. S.C.  
FILED  
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CLIFFE FARNSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE . )

PROTECTIVE COVENANTS APPLICABLE TO  
PROPERTY OF LEWIS W. HASELWOOD AND  
LENORA B. HASELWOOD, AS SHOWN ON  
PLAT RECORDED IN THE RMC OFFICE FOR  
GREENVILLE COUNTY, S. C., IN PLAT  
BOOK "TTT", AT PAGE 25.

The following restrictions and protective covenants are hereby imposed by the undersigned upon lots shown as Property of Lewis W. Haselwood and Lenora B. Haselwood, on plat recorded in the RMC Office for Greenville County, S. C., in Plat Book "TTT", at Page 25, except lot marked Sold, Lot No. 6, which has heretofore been sold, and tract containing 11.67 acres, heretofore sold to Carl E. Buck, Jr. These restrictions are in addition to those restrictions heretofore recorded in the RMC Office for Greenville County, S. C., in Deed Book 846, at Page 269. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the undersigned, or their successors or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any person or persons owning any real property situated in said subdivision or in said adjoining lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for said violation.

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.

I

All lots and tracts shall be used for residential purposes only, and no more than one (1) single family residence shall be constructed on each lot.

II

No one-story, split-level, or story and a half residence shall be constructed which contains less than 1850 square feet of floor space, exclusive of carports, breezeways, attached garages or porches. In computing the square footage of any split-level residence, credit shall be given for one-half the square footage of any basement which is finished and heated. In computing the square footage of any story and a half residence, no credit shall be given for the area above the ground floor. No two-story residence shall be constructed which contains less than 1200 square feet of floor space on the ground floor nor less than 1200 square feet of floor space on the second floor, exclusive of carports, breezeways, attached garages or porches.

III

No residence more than two stories in height, nor any detached garage or other outbuildings more than one story in height, shall be erected on this property.

IV

No building shall be located nearer the front lot line than 75 feet, nor nearer to any side or rear lot line than 30 feet. Houses must face front of lot.

(Continued on next page)

For Amended to Restrictions see Deed Book 983 Page 487  
For Amended to Restrictions see Deed Book 983 Page 489

SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.