

3. No trailer or mobile home, basement, tent, shack, garage, barn or other building erected on said property shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. This property shall be used only for residential purposes, and no type commercial trade or activities shall be permitted at any time.
5. The residence, or if more than one residence be built on this property, then each residence shall contain in the ground floor living area of the main structure, exclusive of one-story open porches and garages, the following: Two thousand (2000) square feet for one-story structures and for two-story structures, ground floor area of eighteen hundred (1800) square feet, and a second-story area of four hundred (400) square feet. No concrete blocks or imitation type construction material shall be used in said structures so as to be visible from the outside of said structures. No dwelling shall be permitted on this property at a cost of less than Twenty-five Thousand (\$25,000.00) Dollars exclusive of any land or lot cost, based upon cost levels prevailing on the date this property contract is executed. It being the intention and purpose herein to assure that all dwellings shall be of a quality of workmanship and material substantially the same or better than that which can be produced on the date this contract is executed, at the minimum cost stated here in for the minimum permitted dwelling size.
6. 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.

It is agreed that as a part of the contract and for the benefit of a portion of the property retained by Seller that this property will be restricted as herein stated until January 1, 2000.

It is understood and agreed that the restrictions herein may be enforced by the Seller or by his heirs and assigns of any other property belonging to Seller which derives to Seller from a 545 Acre tract conveyed to Seller in Deed Book 753, Page 387, and that Seller may restrict or not restrict the remainder of said land as his wishes shall dictate and that Seller will owe no obligation to restrict or not restrict any other portion of said property.

The above described land is a portion of the same conveyed to me by  
 deed on the 3rd day of  
 April 19 64, deed recorded in office Register of Mesne Conveyance for  
 Greenville County, in Book 753 Page 387

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said  
 RICHARD D. ROBERTSON, JR.

his Heirs and Assigns forever.

0.560