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GREENVILLE CO. S. C.
DEC 5 11 21 AM '79
GONNIE S. TANKERSLEY
R.M.C.

BOOK 1116 PAGE 932

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS
FOR
CLARK MANOR SUBDIVISION

WHEREAS, it is the desire of CLARK MANOR, INC., as developer of a subdivision known as Clark Manor as shown upon a plat recorded in the RMC Office for Greenville County in Plat Book 6-N at Pages 26 and 27, prepared by R.B. Bruce, RLS, to impose certain restrictive covenants and reservations on said property. *Revised PLAT Recorded in PLAT Book 7-C at pages 83 + 84.*

1. These covenants shall run with the land and shall be binding upon the grantor and persons claiming from same for a period of fifteen (15) years from the date of recording, after which said time, said covenants shall be automatically extended for successive periods of ten (10) years each, unless prior to the expiration of any term, an instrument is executed by a majority of the then owners of the lots terminating or changing the covenants herein in whole or in part.

2. These covenants may be enforced by a proceeding in law or in equity, initiated by the grantor, or its successors, as such, or by any lot owner against any person or persons violating or attempting to violate any covenant, and such action may be to restrain a violation, remove a violation, or to recover damages resulting from such violation.

3. These covenants are applicable to lots numbered one through thirty-eight, as shown on plat of Clark Manor Subdivision, prepared by R.B. Bruce, RLS, dated June 8, 1978, said plat being incorporated herein by reference.

4. The invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

5. The lots affected by these restrictions shall be known and described as residential lots. No professional office, business, trade or commercial activity of any kind shall be conducted in any building on any numbered lot or upon any portion of any numbered lot.

6. No dwelling shall be constructed on any lot nearer than one hundred (100) feet to the front lot line nor nearer than fifty (50) feet to any side street line, nor nearer than twenty (20) feet to any side lot line, nor nearer than twenty (20) feet to any rear lot line.

7. No dwelling shall be placed on the above described premises unless it has 1,550 square feet of enclosed living area for a one-story dwelling and in the case of a two-story dwelling, the ground floor shall have a minimum enclosed living area of 800 square feet. Said measurements shall be exclusive of attached porches and garages and cellars and basements.

8. All dwellings shall be single family dwellings and shall not exceed two (2) stories in height and a private garage or carport for not more than three (3) automobiles.

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