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GREENVILLE CO
APR 18 3 27 PM '83
DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA	)	AMENDED BUILDING RESTRICTIONS
	)	OR PROTECTIVE COVENANTS APPLICABLE
COUNTY OF GREENVILLE	)	TO LOTS 1 THROUGH 12 AND LOTS 19
	)	THROUGH 27 ON PLAT OF OLD MILL
	)	ESTATES, SECTION 3, PREPARED BY
	)	PIEDMONT ENGINEERS AND ARCHITECTS,
	)	AND RECORDED IN THE R.M.C. OFFICE
	)	FOR GREENVILLE COUNTY IN PLAT
	)	BOOK 8-P AT PAGE 3.

The following building restrictions or protective covenants are hereby imposed on Lots 1 through 12 and Lots 19 through 27 as shown on plat of Old Mill Estates, prepared by Piedmont Engineers and Architects, on April 10, 1981, and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 3.

These covenants are placed on these lots by Furman Cooper Builders, Inc. the purchaser of these lots by deed of even date herewith, to replace the previous restrictions placed on this property by C. S. Willingham on July 28, 1981 and recorded in the R.M.C. Office of Greenville County in Deed Book 1152 at Page 508.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2001, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

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 person or persons owning any real property situtated in said development 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.

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.

1. These lots shall be used solely and exclusively for single-family residential dwellings.

2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. In any event, no building shall be located on any residential plot nearer than twenty (20) feet to any side street line. All residences shall face toward the front of the lot with the exception of the corner lots. No building shall be located nearer than ten (10) feet nor nearer than ten (10%) percent of the average width of the lot, whichever is greater, to any inside lot line, except detached garages and other outbuildings which shall not be located nearer than seventy-five (75) feet to the front lot line nor nearer than five (5) feet to any side or rear lot line. Furman Cooper Builders, Inc. shall have the authority to waive the requirements of this paragraph and of the recorded plat as to the facing of these buildings and as to the side line and setback line requirements.

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