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GREENVILLE CO. S.C.

BOOK 732 PAGE 61

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FANNING
PROTECTIVE COVENANTS APPLICABLE
TO LOTS 1 THROUGH 7, CHEROKEE
DRIVE AS SHOWN ON PLAT RECORDED
IN THE R.M.C. OFFICE FOR GREENVILLE
COUNTY IN PLAT BOOK PK AT
PAGE 141

The following restrictions and protective covenants dated Sept. 10, 1963, are hereby imposed upon Lots Nos. 1 through 7 inclusive, on a plat of Cherokee Drive, prepared by Piedmont Engineers & Architects and recorded in the R.M.C. Office for Greenville County in Plat Book , at Page . These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1981, after which time said covenants shall automatically be extended for successive periods of ten 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 owners of any 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 shall be known and described 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 two cars; provided, that one dwelling may be erected upon adjacent lots not exceeding three in number.

2. No building shall be located on any lot nearer to any front or side street line than the minimum building set-back lines as shown on the recorded plat and in no event shall any building be nearer to the front lot line than 25 feet or nearer to any side lot line than 8 feet, except that a detached garage or other accessory building which is located on the rear one-fourth of the lot may be erected 5 feet from a side or rear lot line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line.

3. No dwelling shall be erected which contains less than 1700 square feet on its ground floor, exclusive of porches, carports, attached garage and breezeways, for a one-story dwelling, now less than 1200 square feet for the upper area of a split-level dwelling, nor less than 1000 square feet for a two-story dwelling. In computing the square footage of any story and a half residence, that is not a split-level dwelling, no credit shall be given for the area above the ground floor.

4. No lot shall be recut or resubdivided so as to reduce its street frontage to a lesser width than shown on the recorded plat, nor shall any lot be resubdivided so as to contain a smaller total area than shown on said plat.

5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character or nature be used as a residence.

(Continued on Next Page)

Release set 6 from paragraphs 1 & 4 see Deed Book 1171 page 648.