STATE OF SOUTH CAROLINA JUL 22)4 46 PM 1965 PROTECTIVE COVENANTS

COUNTY OF GREENVILLE)

WHEREAS, Piedmont Holdings, Inc., is the owner of that certain real estate in Austin Township, Greenville County, South Carolina, on the northwestern side of Bethel Road being shown as Section No. 1, of the Subdivision of S.I. RANCHETTES, as shown on a Plat thereof made by Dalton & Neves, dated April, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ, Page 31, reference to which is hereby craved; and,

WHEREAS, Piedmont Holdings, Inc. is developing said property as a single Subdivision containing estate size tracts and desires to impose thereupon a general, uniform scheme of development.

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein imposed for the benefit Piedmont Holdings, Inc. and the future owners of said property, the following covenants and restrictions upon the sale, transfer and use of Lots Nos. 11 through 28, and Lot No. 1, of the above described property are hereby imposed, to-wit:

1. All lots shall be used exclusively for single family residential dwellings. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two (2) stories in height, together with such garages, barns or other outbuildings of a non-commercial usage as may be desirable for the convenience of the property owner.

2. No lot shall be recut so as to face any direction other than that shown on the aforementioned Plat. No one story residence containing less than 1600 square feet of floor space, exclusive of porches, garages and breezeways, and no two-story residence containing less than 950 square feet of floor space on the first floor or less than 800 square feet on the second floor shall be constructed on any lot.

3. No building shall be located to the front lot line of any lot nearer than the building line as shown on the recorded Plat. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, either temporarily or permanently.

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