

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

EASEMENTS AND PROTECTIVE COVENANTS

WHEREAS, John P. Mann and Thomas C. Brissey are the owners of property situate in Greenville County, South Carolina, and embraced in a plat entitled Rebecca Acres by Carolina Surveying Co. dated January 12, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-G, Page 171.

NOW, THEREFORE, in consideration of the foregoing and the benefits flowing to the present and future owners of said Lots, John P. Mann and Thomas C. Brissey do hereby impose the following protective and/or restrictive covenants on all lots shown on said plat.

A. No lot shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.

B. All dwellings shall be constructed with the use of materials of reasonably good quality and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1500 square feet.

C. No building shall be located on any lot nearer to the front lot line than 25 feet nor nearer a side lot line than 5 feet. However, side lot requirement will be excepted when building is constructed on adjacent lots.

D. No lot shall be recut or resubdivided so as to face a different direction than shown on the plat. No lot shall be recut or resub-divided so as to create additional building lots.

E. Easements for installation and maintenance of utility and drainage facilities are reserved over the front, rear and side of each lot. The easement over the front of each lot shall be 10 feet. The easement over the rear and side of each lot shall be 5 feet. The easement over the rear and side of each lot shall not apply to the common line or lines of two or more adjacent lots upon which a single dwelling is constructed.

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