

FILED
GREENVILLE CO. S. C.

MAY 3 40 PM '79

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
) RESTRICTIVE COVENANTS
COUNTY OF GREENVILLE)

WHEREAS, it being the desire of Elaine D. Childers, Thomas L. Stanford and Joyce C. Stanford to restrict the use of the property described in a plat entitled Plat for Elaine D. Childers, prepared by Webb Surveying & Mapping Co., and dated May, 1979, said plat being recorded in the R.M.C. Office for Greenville County, in Plat Book 7A at page 94,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that We, Elaine D. Childers, Thomas L. Stanford and Joyce C. Stanford, as part of the consideration for the purchase of a portion of the subject property, and the mutual promises and covenants herein contained, do hereby impose the following restrictions and protective covenants upon the property shown in this plat which is recorded in the R.M.C. Office for Greenville County in Plat Book 7A at page 94 as follows:

1. The subject property may be subdivided into lots. However, no such subdivided lot shall contain less than 100 feet frontage at the road or street line, nor less than 20,000 square feet in total area.
2. No use other than residential purposes shall be made of this property. No building shall be erected, altered, placed or permitted to remain on any subdivided lot 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 three cars.
3. No dwelling shall be permitted on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garages or car ports, less than 1,700 square feet for a one-story dwelling, nor less than 1,100 square feet for a dwelling of more than one story.
4. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

005311