

RECORDED
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DONNIE STANKER

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS
) APPLICABLE TO LOTS 1 THROUGH 12 AND LOTS 19
) THROUGH 27 ON PLAT OF OLD MILLS 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 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 situated 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 and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent the owner, C. S. Willingham, from maintaining temporary offices and storage on any lot while the subdivision is being developed.

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. The Owner, C. S. Willingham, shall have 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.

3. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No fence shall be placed nearer the street than the building line as shown on the plat.

5. The ground floor area of the heated, livable area of any residence, exclusive of one-story, open porches and garages, shall not be less than 1,400 square feet, except for Lot 12 which shall have not less than 1,700 square feet. In computing the area of split-level houses, the total number of square feet contained in the lower level shall be computed at one-half, and when so computed, the minimum area of the entire split level house shall not be less than 1,400 square feet, except for Lot 12 which shall have not less than 1,700 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

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