

Ret. Boy 311-A
W. R. Jordal
Piedmont S.
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RECORDED
JUL 13 11 25 AM '82
DONNA BANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that W. Reginald Jordal and Isabel S. Jordal

in consideration of three thousand (\$3000.00)

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Willie Fred Horton, Jr. and Vicki G. Horton

A tract of land in Spring Valley Subdivision, Piedmont, Greenville County, S. C. of approximately 1.008 acre according to a plat of August, 1963 by C. O. Riddle, Reg. L. S. #1347, recorded in RMC Office of Greenville County, S. C. in Bk. XX, p. 157 and described as follows:

20(91) 609.1-1-53 & 54

BEGINNING at I. P. at SW corner of Lot 18 on Wisteria Lane, proceed S 86-01 E 200 feet to I. P., thence S 3-59 W 219.65 feet to I. P. at NE corner of Lot 21, thence N 86-01 W 200 feet to I. P. on Wisteria Lane, thence N 3-59 E 219.65 feet to POB.

Subject to the restrictions of Spring Valley Subdivision as recorded in Bk. 775, p. 6, RMC Office, Greenville County, June 4, 1965, as follows:

THE FOLLOWING RESTRICTIONS are binding on all claimants of property in

Spring Valley until Jan. 1, 1983 and consequently for successive periods of ten years, unless a majority of the then owners of lots agree to change the restrictions.

1. Pets, such as dogs and cats, must be kept under control. Continued barking, day or night, night fighting and disturbing neighbors shall result in removal of the nuisance from the community. *NO BARKING DOGS.*
2. Storage of tools, toys, etc., when not in use, shall be inside or behind buildings. There shall be no garbage or trash heaps on lots.
3. Garbage cans, when not at curb for pick-up, shall be stored in or behind buildings. Front and side yards shall be kept neat.
4. No chickens, pigs or other noisy or smelly animals shall be kept in the community excepting up to three chicks, ducks or hens may be kept as pets, when kept at least 25 feet away from neighboring lots.
5. Alterations, additions and additional buildings: All such alterations and additions shall be in harmony with the architecture of the original dwelling. Windows and roofing shall match the original. All such plans for changes and for outbuildings shall be approved by W. R. Jordal or his assignee. Outbuildings must harmonize with the original dwelling.
6. Set-back: Minimum front set-back fifty feet, except corner lots, where house is angled across corner, house may come within 35° of either street. Side set-back, minimum 15° from either side. Rear set-back, minimum 20° for residence, 2° for accessory building.
7. Lot size: Minimum lot size 15,000 square feet. (CONTINUED OVER)

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