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STATE OF SOUTH CAROLINA ) RESTRICTIVE AND PROTECTIVE COVENANTS  
COUNTY OF GREENVILLE ) APPLICABLE TO LAUREL HEIGHTS

The following restrictive and protective covenants are hereby imposed on the property contained in the subdivision known as Laurel Heights as shown on Plat recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book KK, page 33. These protective covenants and restrictions are imposed not only for the benefit of the Grantors, but also for the benefit of each and every purchaser of any of the said property and their heirs and assigns.

These protective covenants are to run with the land and shall be binding on all parties or persons claiming under them until June 1, 1976, at which time, same shall be automatically extended for a successive period of ten years unless, by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdividers or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations.

Invalidation of any of these covenants by judgment, Court Order or otherwise shall not in any way affect any of the other provisions which shall remain in full force and effect.

The restrictive and protective covenants are as follows:

1. All of the said lots shall be used for single family dwellings with no dwellings to exceed two stories in height, and no private garage shall exceed a two car capacity, provided that two but not more than three adjoining lots may be used for one dwellings

2. No building shall be located nearer the front lot line or nearer to the side street line than the building line shown on the recorded plat.

3. The side yard building lines shall be not less than 6 feet or 10% of the width of the lot, whichever is greater up to a maximum of 12 feet.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.

5. No garage or accessory building shall be erected nearer than five feet to the side or rear lot line.

6. A 5 foot easement is reserved along the side and rear lines of each lot for drainage and utilities.

7. No fence shall be constructed on any lot or lot line nearer the street than the front building line shown on the Plat, except that hedges and/or ornamental fences not exceeding 3 feet in height shall be permitted.

8. No lot shall be recut so as to reduce the frontage of any lot or so as to reduce the area to less than 11,250 sq. feet, nor so as to face the lot in any direction other than as shown on the Plat.

9. All one or two story dwellings constructed shall have the following floor space on the ground floor: Lots #1 through #38 shall have not less than 850 sq. ft. In determining this floor space, carports, attached garages and porches shall not be included.

10. The purchaser of each lot shall be entitled to one tap on the water main in front of the lot purchased, which tap shall be used for domestic purposes. All taps shall be at the purchaser's expense and subject to the regulations of the Greenville City Water Works.

11. No chickens or livestock shall be kept or raised on any lots

12. No noxious or offensive trade or practices which shall constitute a nuisance shall be carried on or conducted on any of the lots or any portion of the lots hereinabove referred to.

13. There shall be a back yard depth of not less than 25 feet in the rear of each dwelling erected on any of these lots.

14. All sewer disposal shall be by septic tank meeting the approval of the State Board of Health until such time as other suitable means of sewer disposal is available.

IN WITNESS WHEREOF, LESLIE & SHAW, INC., by its duly authorized officers, the owners of the above referred to subdivision known as Laurel Heights, has hereunto set its Hand and Seal this the 1st day of June 1956.

WITNESS:  
W. E. Shaw  
Nancy Craig

LESLIE & SHAW, INC. (SEAL)  
By W. E. Shaw  
President  
and  
W. N. Leslie  
Treasurer

STATE OF SOUTH CAROLINA )  
COJNTY OF GREENVILLE )

P R O B A T E

Personally appeared before me W. C. Hill and made oath that he saw the within named Leslie & Shaw, Inc., by its duly authorized officers, W. E. Shaw, President and W. N. Leslie, Treasurer, sign, seal and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned and that he with Nancy Craig witnessed the execution thereof.

SWORN TO BEFORE ME  
this 10th day of July, 1956

Nancy Craig  
Notary Public for S. C. W. C. Hill