

STATE OF SOUTH CAROLINA )  
COUNTY OF OCONEE ) EASEMENTS, PROTECTIVE COVENANTS  
AND RESTRICTIONS

WHEREAS, T. S. Hunnicutt is the owner and developer of a certain tract of land situate in the Wagener Township of Oconee County, South Carolina, as shown on a Plat thereof by Harold W. Hawkins, RLS, dated June 8, 1970, and recorded in Plat Book P-34 at page 22, records of Oconee County, which he has subdivided and now desires to develop as shown upon said plat, and

WHEREAS, said T. S. Hunnicutt now desires to impose upon a portion of the lots in this Subdivision certain protective covenants and restrictions which shall apply to and be imposed upon lots number ten (10) through sixteen (16), inclusive, as shown thereon, in order to protect present and future owners of lots therein,

NOW THEREFORE:

KNOW ALL MEN BY THESE PRESENTS, That I, T. S. HUNNICUTT, for and in consideration of the mutual benefits accruing to myself and present and future owners of lots in my Subdivision, shown upon the above mentioned Plat, do hereby declare and impose the following protective covenants and restrictions upon those certain lots designated as number ten, eleven, twelve, thirteen, fourteen, fifteen and sixteen (10, 11, 12, 13, 14, 15, 16) upon the above mentioned Plat, which shall be binding upon myself and all successors in title thereto as follows, to wit:

- 1) That the said lots shall be used for residential purposes, only, and that no business enterprise of any kind shall be suffered or allowed to exist thereon at any time.
- 2) That no mobile home, house trailer, shack, tent or temporary structure may be placed on any of these lots for use as a dwelling or for any purpose at any time. No livestock other than domestic pets may be maintained on the premises.
- 3) That no nuisance or any illegal or unlawful activity may be carried on upon any lot at any time, nor may any lot be used as a depository or parking place for an abandoned automobile or any like unsightly or unsanitary condition at any time.
- 4) That any dwelling placed on any of these lots shall consist of one, detached, single family dwelling of no less than one thousand ( 1,000) square feet of living space and at a cost of workmanship and materials of not less than ten thousand five

W. JERRY FEDDER  
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North Townville Street  
Seneca, S. C.

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hundred (\$10,500) dollars, exclusive of the cost of the lot and based upon building prices prevailing as of July 1, 1970.

5) That private water and sewage disposal systems for dwellings placed on these lots shall meet the standards of the South Carolina State Board of Health for the dwelling and its occupants which they are to serve.

That all the above shall run with the land and be binding on all owners thereof for a period of thirty years from date and shall automatically renew themselves for periods of thirty years each, thereafter, unless a document modifying or removing same, signed by all the then owners of lots in the subdivision, be recorded. Invalidation of any one of these restrictions by judgment of Court or release or agreement signed by all property owners shall in no way affect the others, which shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto placed my Hand and affixed my Seal, this 10 day of July, in the year of our Lord, one thousand nine hundred seventy.

Witnesses:

W J Fedder T S Hunnicutt (SEAL)  
Sara F. Burns

PERSONALLY APPEARED BEFORE ME, Sara F. Burns, who being duly sworn says that she saw the within named T. S. HUNNICUTT sign, seal and as his act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that she, with W. Jerry Fedder, witnessed the execution thereof.

Sworn to before me this 10 day of July, 1970

Sara F. Burns

W. JERRY FEDDER  
WILLIAM F. DERICK  
Attorneys at Law  
North Townville Street  
Seneca, S. C.

W J Fedder (SL)  
Notary Public of South Carolina  
My Commission Expires 3/24/79

RECORDED  
ROY D. GARDEN  
SEP 17 1970  
CLERK OF COURT  
OCONEE COUNTY, S. C.