

The State of South Carolina, }

County of Oconee.

103

KNOW ALL MEN BY THESE PRESENTS, Thatn I, S. B. Rochester, Sr.

in the State aforesaid. for and in consideration of the sum of
five (\$5. 00) dollars, love and affection ~~dollars~~
to me in hand paid, at and before the sealing of these Presents by James M.
Williams, III and Elaine R. Williams, (the receipt whereof is hereby
acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bar-
gain, sell, and release unto the said James M. Williams, III and Elaine R. Williams,
their heirs and assigns forever,

All that certain piece, parcel or lot of land situate, lying and being in Oconee County,
State of South Carolina, Seneca Township, being known and designated as Lot No. 7, as
shown on plat of WHITE OAK CLIFFS by Farmer & Simpson, Engineers, dated
February 13, 1969, revised June 23, 1970, and recorded in Plat Book P-33, page 293,
office of the Clerk of Court for Oconee County, South Carolina.

The premises being conveyed herein are subject to the following covenants and
restrictions:

- A. No lot shall be used, except for residential purposes, except that certain areas may be designated for use as Community Recreation Areas. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in heighth. Each such building shall have curtain walls or underpinning of masonry construction around its entire perimeter, including porches and steps, but allowing doors, windows and ventilators.
- B. All dwellings shall be constructed with the use of high quality materials and workmanship to insure that no dwelling will present an unsightly appearance and all dwellings shall have minimum ground floor area of the main structure, exclusive of open porches and garage, of not less than 1600 sq. feet for a one-story dwelling nor less than 1,000 square feet for a dwelling of more than one story, and that no dwelling shall be permitted on any lot at a building cost of less than \$25,000.00, exclusive of the price of the lot based on prices as of January 1, 1968.
- C. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to an interior lot line.
- D. No lot shall be resubdivided into, nor shall any dwelling be erected or placed on, any lot or lots having a width of less than 90 feet at the minimum building setback line.
- E. Easements for installation and maintenance of utilities and drainage facilities are reserved over the rear and side five feet of each lot. A 10 foot easement for the purpose of installing a sewer system is reserved on each lot as shown on plat.

F. 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.

G. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

H. No signs or advertising displays other than the advertising for sale of the homes on said lots or signs in connection therewith or incidental thereto, shall be placed on any lot.

I. No oil or mining operations shall be conducted upon any lot.

J. No garbage or refuse shall be dumped or otherwise placed or disposed upon any lot.

K. All sewerage disposal, until when and if city, or similar, public sanitary sewerage lines shall be available, shall be by individual septic tanks inspected and approved by the State Board of Health of South Carolina. No septic tanks will be allowed after public sanitary sewerage lines are available.

L. The various restrictive measures and provisions of this instrument are declared to constitute mutual restrictive covenants and servitudes for the protection and benefit of each lot; failure by the undersigned or any other person or persons entitled to do so to enforce any measure or provision upon violation thereof shall not stop or prevent enforcement thereafter or be deemed a waiver of the right to do so.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said James M. Williams, III and Elaine R. Williams, their

Heirs and Assigns forever.

And I do hereby bind Myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said James M. Williams, III and Elaine R. Williams, their Heirs and Assigns, against me and my Heirs, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal this 17th day of December, in the year of our Lord One Thousand Nine Hundred and Seventy, and in the One Hundred and Ninety Fifth Year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Mary V. Wald } S. B. Rochester, Sr. (Seal)
Kathryn B. Acker } _____ (Seal)

The State of South Carolina, }

County of Oconee.

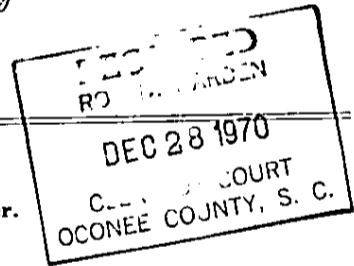
PERSONALLY appeared before me Mary V. Wald and made oath that she saw the within named S. B. Rochester, Sr. sign, seal and as his act and deed, deliver the within written deed, and that she with Kathryn B. Acker witnessed the execution thereof.

Sworn to before me this 17th day of December, A. D. 19 70.

Kathryn B. Acker (Seal)
 Notary Public for S. C.

My Commission Expires Nov. 21, 1979

Mary V. Wald



The State of South Carolina, }

County of Oconee.

Renunciation of Dower.

I, Kathryn B. Acker, Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Hazel K. Rochester, the wife of the within named S. B. Rochester, Sr., did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named James M. Williams, III and Elaine R. Williams, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

Given under my hand and seal this 17th day of December, A. D. 19 70.

Kathryn B. Acker (Seal)
 Notary Public for S. C.

My Commission Expires Nov. 21, 1979

Hazel K. Rochester