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# DURBIN CREEK MEADOWS

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## CONVENIENT TO GREENVILLE

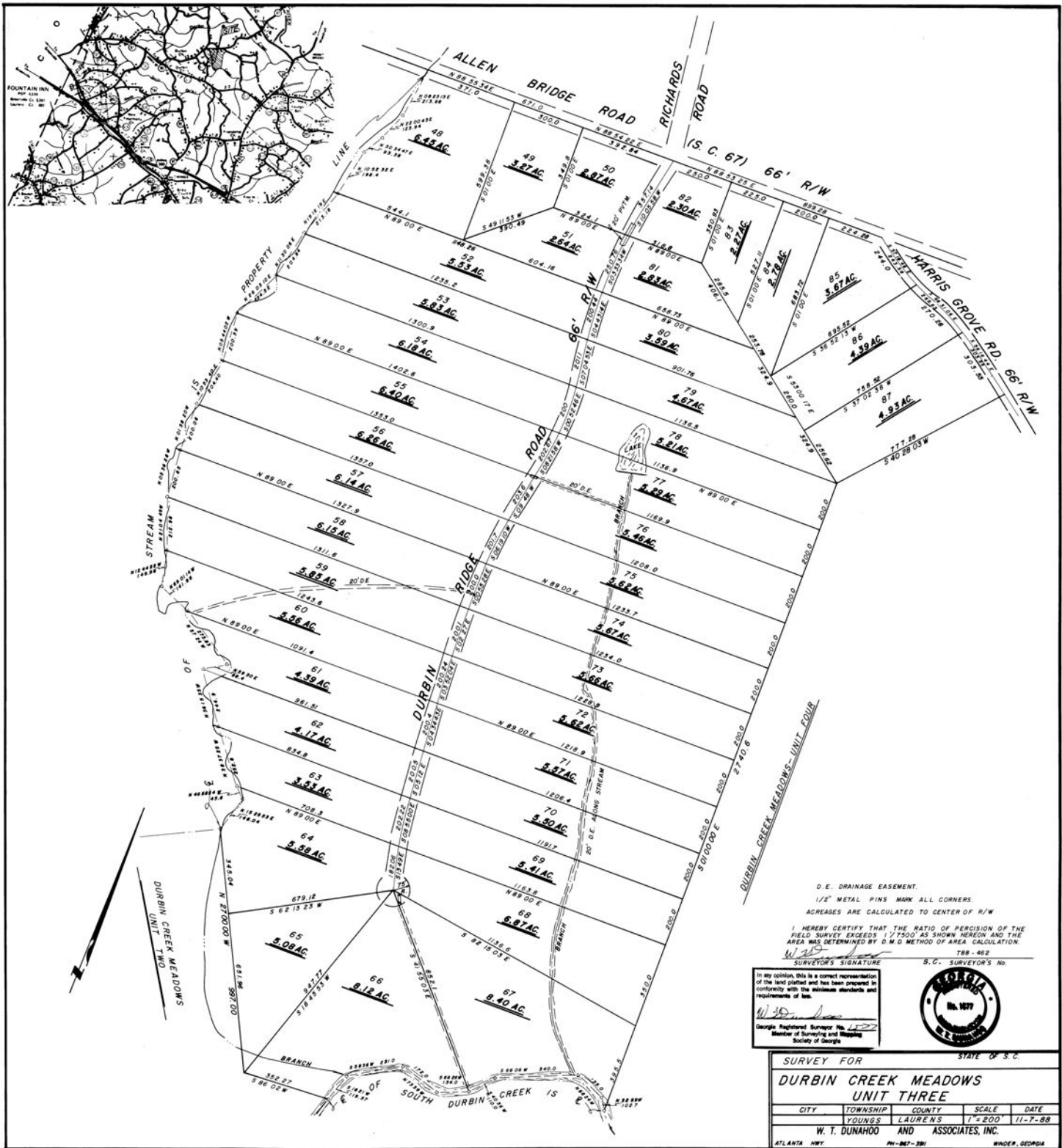
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

**HURDLE.COM**

**(770) 554-5263 I-800-762-4851**

**P.O. Box 9 Loganville, GA 30052**

# DURBIN CREEK MEADOWS, FOUNTAIN INN, SC



L.P. 169

## Financing Example

**Purchase Price:** \$29,995

**Down Payment:** \$295

**Financed Amount:** \$29,700

**Interest Rate:** 7.9% Fixed simple interest

**Term:** 360 Months

**Monthly Payment:** \$215.86

NO PRE-PAYMENT PENALTY

You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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# PROTECTIVE COVENANTS FOR DURBIN CREEK MEADOWS

- I) This lot shall be for one single family private dwelling (except as outlined in the herein stated stipulation number 10) with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) All residences erected on the property shall contain a minimum of 720 square feet of indoor heated area. Any single wide mobile home placed on any lot shall have a dimension of 12 x 60 (twelve feet wide by sixty feet long) or greater. No mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All mobile homes must be fully under skirted and firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited.
- 3) No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
- 4) No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre.
- 5) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 6) No private dwelling shall be nearer a frontage road than 40 feet nor nearer than 40 feet from a rear lot line, nor nearer than 15 feet from a side lot line.
- 7) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 8) Permit from Laurens County Health Department must be obtained prior to boring or drilling a well or installing a septic tank system.
- 9) All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if a pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches.
- 10) No lot except those larger than 10 acres as provided above shall be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any mortgage to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure, on the remainder. The developer reserves the right to adjust the location of various lot lines if necessary to insure the usability of a lot or group of lots.
- II) No timber may be cut for sale without permission of the Developer.

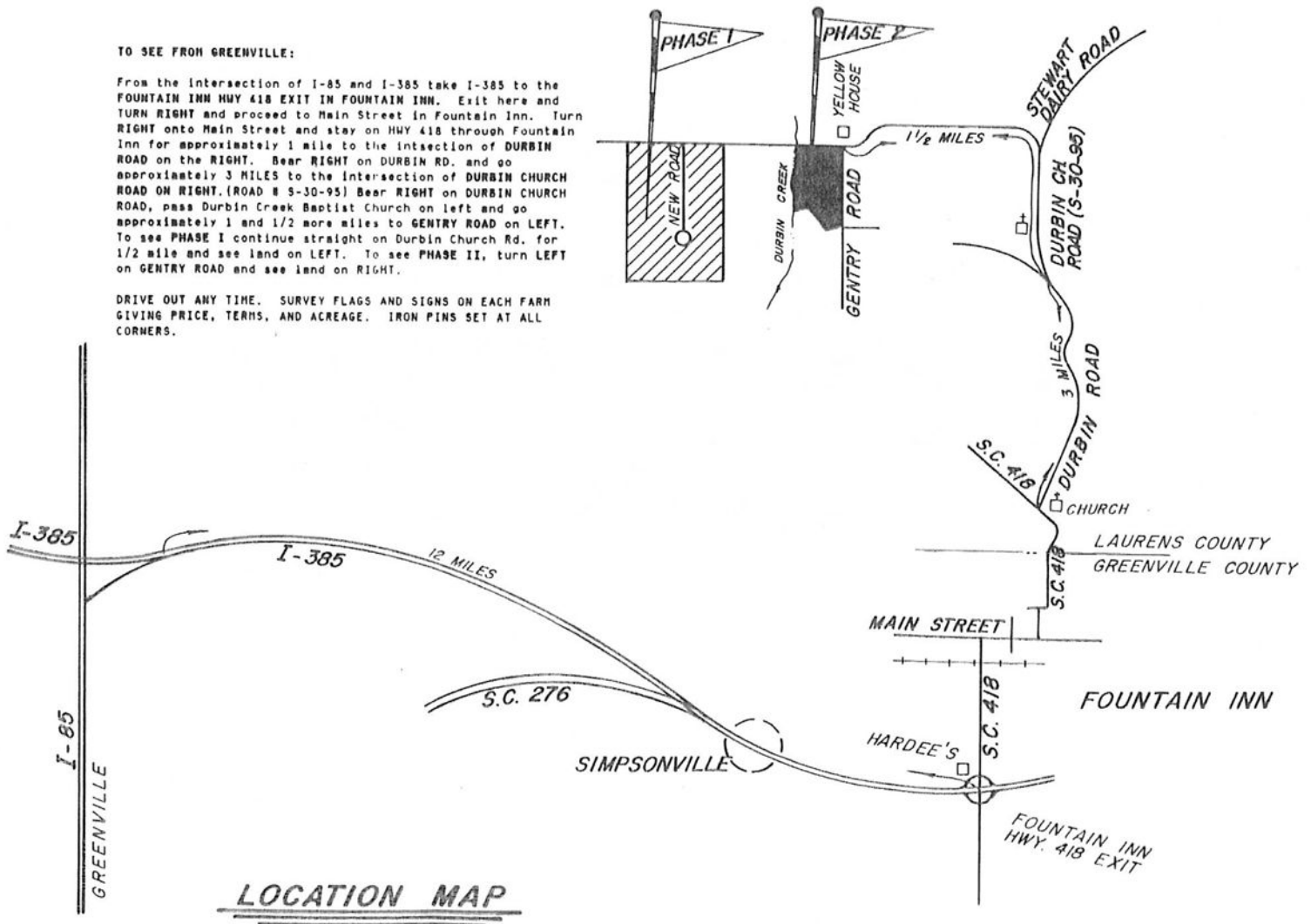
*Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.*

# Directions

## TO SEE FROM GREENVILLE:

From the intersection of I-85 and I-385 take I-385 to the FOUNTAIN INN HWY 418 EXIT IN FOUNTAIN INN. Exit here and TURN RIGHT and proceed to Main Street in Fountain Inn. Turn RIGHT onto Main Street and stay on HWY 418 through Fountain Inn for approximately 1 mile to the intersection of DURBIN ROAD on the RIGHT. Bear RIGHT on DURBIN RD. and go approximately 3 MILES to the intersection of DURBIN CHURCH ROAD ON RIGHT. (ROAD # S-30-95) Bear RIGHT on DURBIN CHURCH ROAD, pass Durbin Creek Baptist Church on left and go approximately 1 and 1/2 more miles to GENTRY ROAD on LEFT. To see PHASE I continue straight on Durbin Church Rd. for 1/2 mile and see land on LEFT. To see PHASE II, turn LEFT on GENTRY ROAD and see land on RIGHT.

DRIVE OUT ANY TIME. SURVEY FLAGS AND SIGNS ON EACH FARM GIVING PRICE, TERMS, AND ACREAGE. IRON PINS SET AT ALL CORNERS.







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