



WEST FAIRVIEW FARMS

CONVENIENT TO GREENVILLE

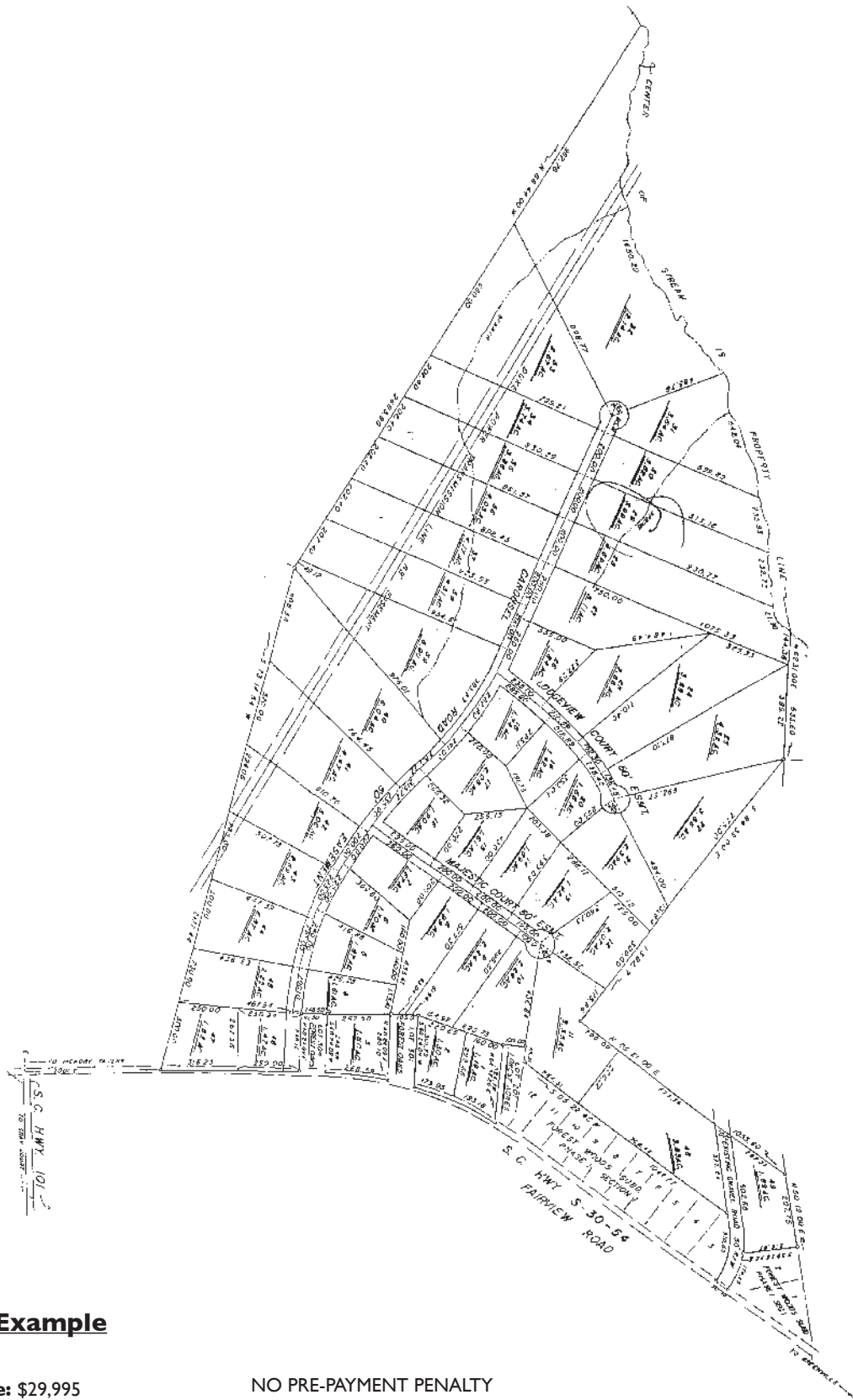
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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

P.O. Box 9 Loganville, GA 30052

WEST FAIRVIEW FARMS, LAURENS COUNTY, SC



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 WEST FAIRVIEW FARMS

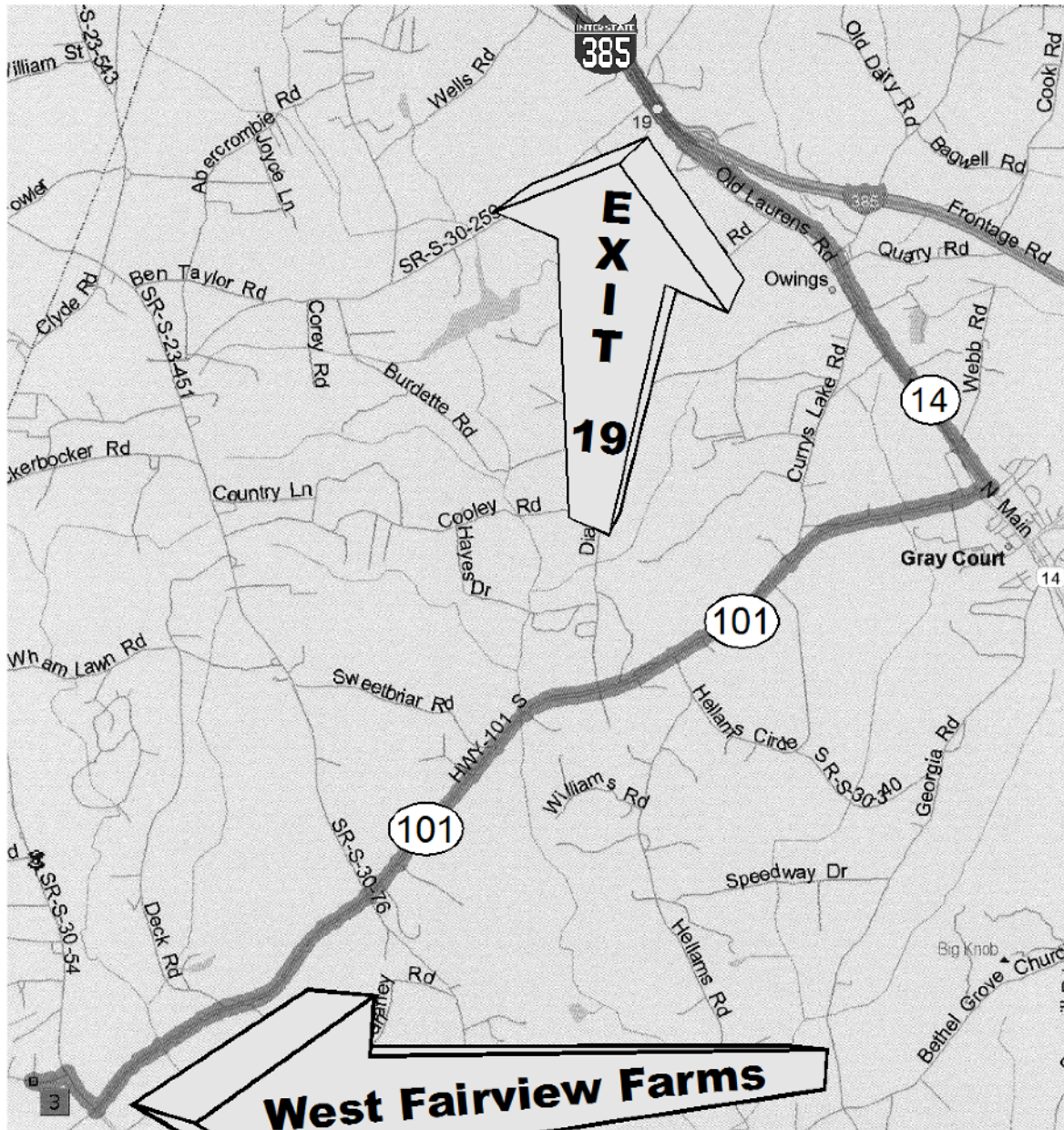
- 1)** This lot shall be for one single family private dwelling with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2)** All residences erected on the property shall contain a minimum of 720 square feet of indoor heated area. All mobile homes, sectional mobile homes, modular homes or any other type factory built home shall have a dimension of 12' x 60' (twelve feet wide by sixty feet long) or greater. No other mobile homes are permitted. No single wide 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 underskirted 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. Notwithstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.
- 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 installing a septic tank system or drilling a well.
- 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 ten (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.
- 11)** No timber may be cut for sale without permission of the Developer.

TOO SEE FROM GREENVILLE:

Follow I-385 (SE towards Columbia) to EXIT #19 (Gray Court/Hwy 14 exit). Go straight (South) on Hwy 14 for almost 3 miles and then turn right onto Hwy 101 South (Peachtree Street). Follow Hwy 101 for 6 8/10 miles then turn right (North) on Fairview Road (SR-S-30-54). Go 3/10 of a mile and turn left onto Carousel Road (Forrest Woods). Go 2/10ths of a mile and turn right onto Majestic Court. SEE SIGN ON LEFT! Frontage on both Majestic Court and Carousel Road.

PHYSICAL ADDRESS FOR "GPS" DIRECTIONS:

105 Majestic Court, Gray Court, SC 29645



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