



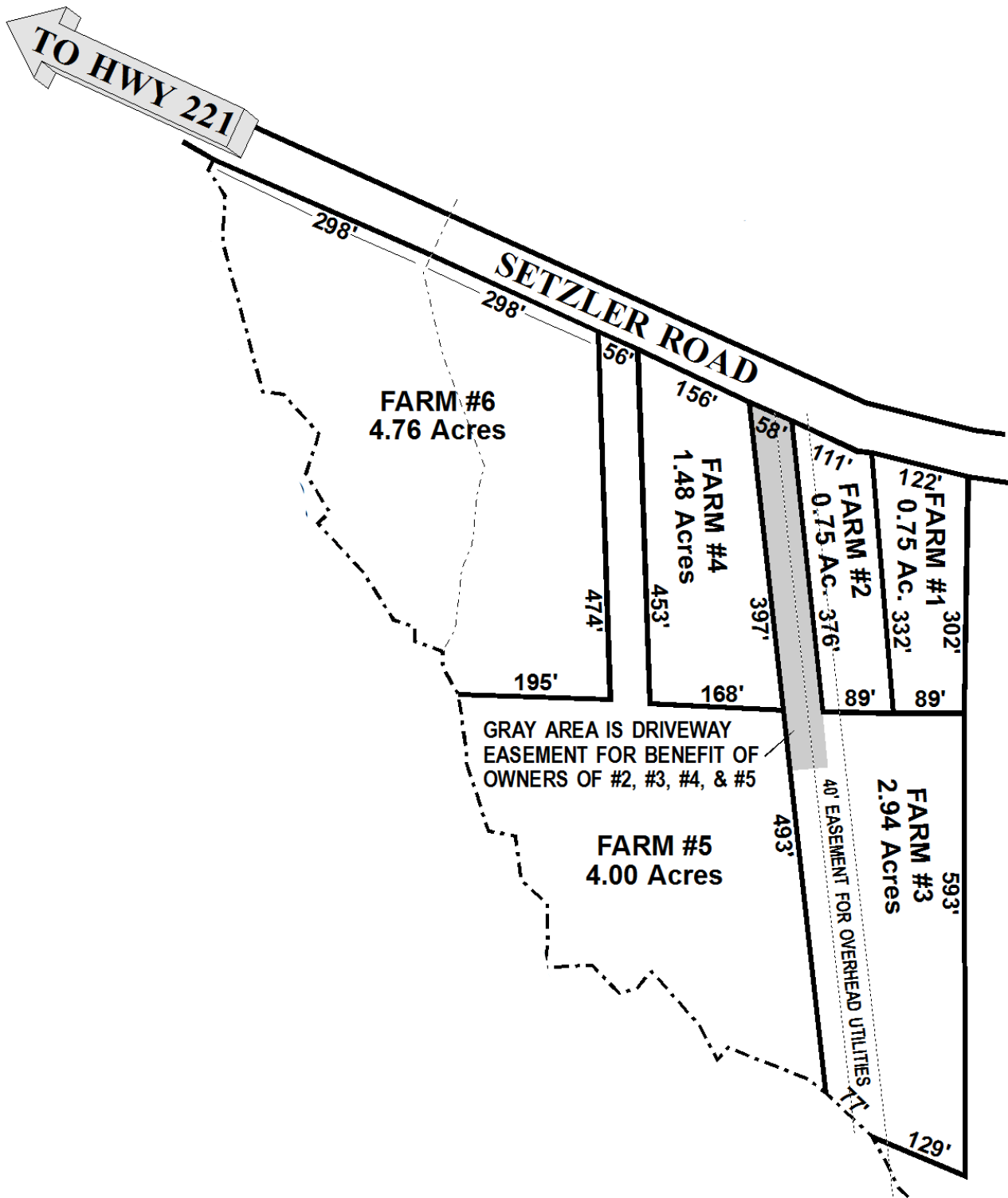
SETTLERS ROW

**LOCATED IN
DOWNTOWN LAURENS!**

- ***\$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

SETTLERS ROW, 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 SETTLERS ROW

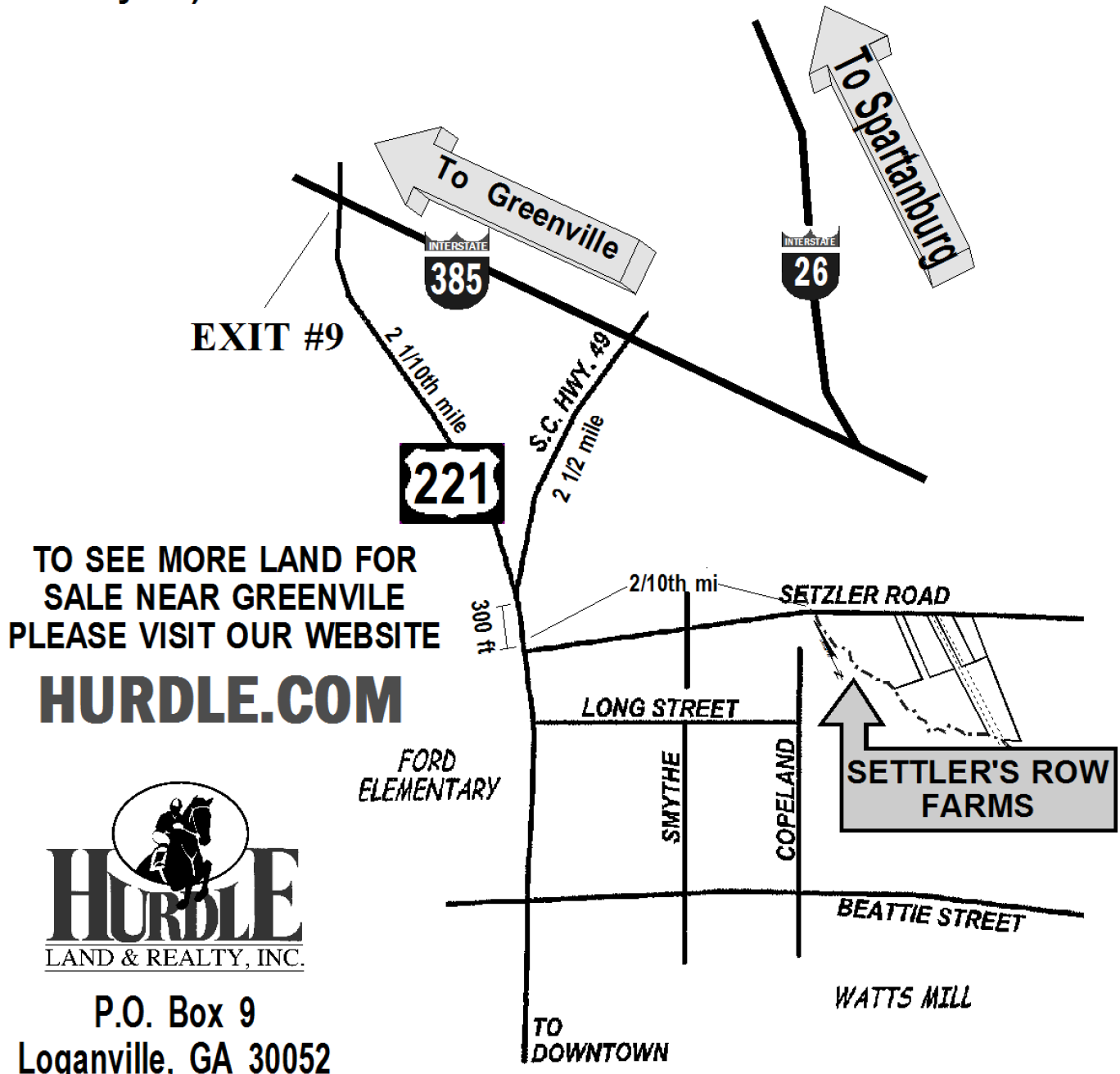
- 1) All lots shall be for one single-family private dwelling with customary out buildings with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) All residence erected or factory built homes placed on the property shall contain a minimum of 700 square feet of indoor heated area. 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 under-skirted and firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited. All homes shall be no older than five (5) years from the date of placement unless permission is obtained from Developer.
- 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. Not withstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed. No dog kennel shall be allowed - no pit bulldogs are permitted.
- 5) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 6) No private dwelling shall be nearer a frontage road than 20 feet from right-of-way 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.
- 9) All driveway culverts and drainage pipes installed to the property from its abutting roadway must be made of concrete or other material approved by Laurens County Department of Roads and Bridges. All driveway culverts and drainage pipes must be of sufficient size and length to insure proper drainage, if a pipe is needed.
- 10) No lot shall be subdivided.
- 11) No timber may be cut for sale without permission of the Developer.
- 12) These Restrictive Covenants shall run with the land for twenty (20) years and shall renew for an additional twenty (20) years automatically unless a majority of the lot owners vote to repeal these Restrictive Covenants prior to the twentieth (20th) anniversary date of this document.

DIRECTIONS:

From Greenville/Simpsonville Area:

Follow Interstate 385 South to Exit number 9 (Highway 221).
(The Wal-Mart Distribution Center is at this exit).

Exit and turn left (South). Follow for about 2 & 2/10ths mile
and turn left onto Setzler Road. (Just past intersection with
Hwy 49). Go 2/10ths mile and SEE SIGNS ON RIGHT!



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