



LATIMER FARMS

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 | 1-800-762-4851

P.O. Box 9 Loganville, GA 30052

LATIMER FARMS, GREENVILLE 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 LATIMER 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 Greenville 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 timber may be cut for sale without permission of the Developer.

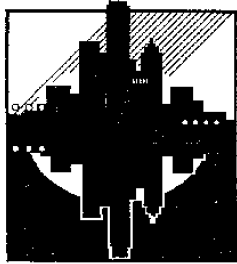
LOCATION MAP

(NOT TO SCALE)

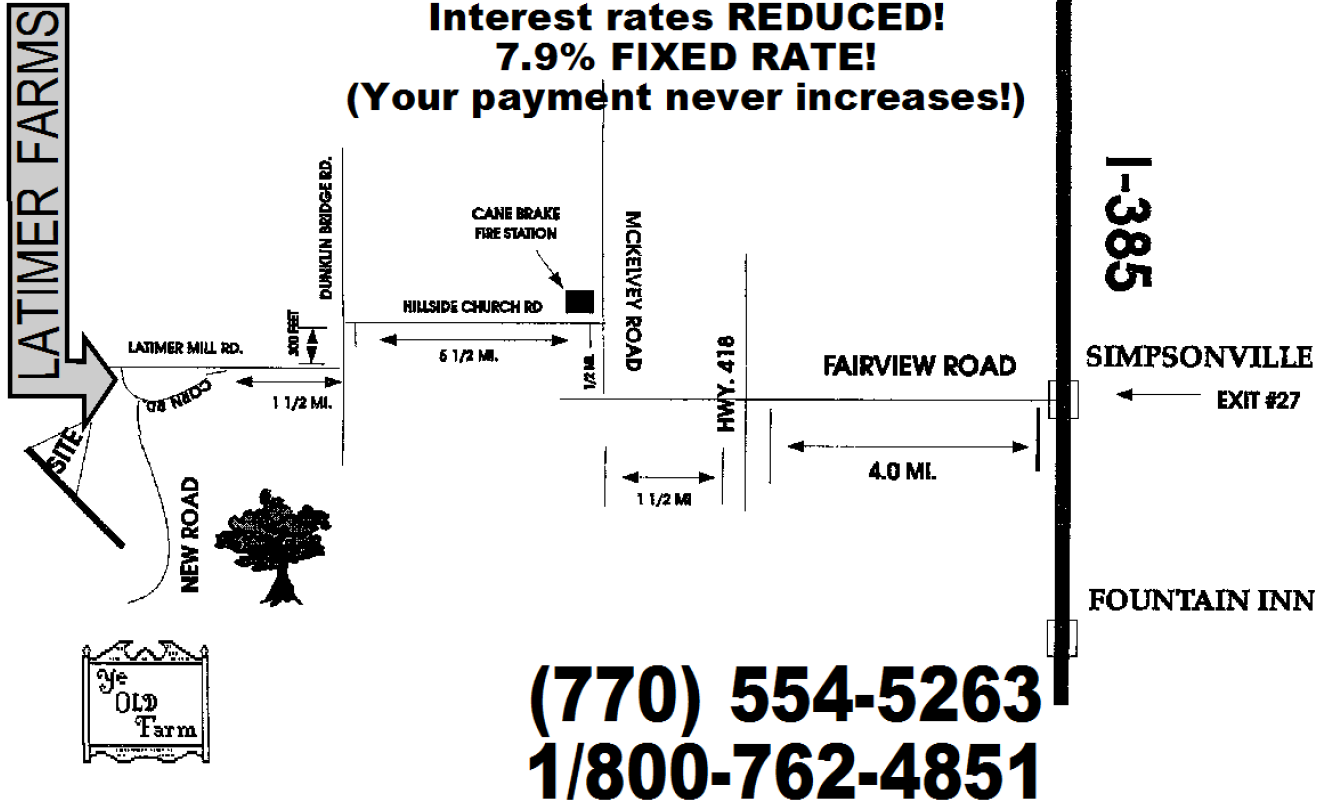
GREENVILLE

I-85

TO SPARTANBURG



**March 15, 2011 UPDATE:
Interest rates REDUCED!
7.9% FIXED RATE!
(Your payment never increases!)**



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From Greenville/Simpsonville:

Take 385 South to Exit #27 (Fairview Road). At the stop light turn left. Go 4.0 miles to the intersection of Highway 418 and Fairview Road. (Putts General Store will be on the left.) Go straight through the intersection and continue for 1 1/2 miles to McKelvey Road on the right. Turn right on to McKelvey and go 1/2 of a mile to Hillside Church Road on left. (Cane Brake Fire Department will be at this intersection.) Turn left on Hillside Church Road and go 5 and 1/2 miles where it will dead end into Dunklin Bridge Road. Turn left on Dunklin Bridge Road and go 300 feet to Latimer Mill Road on right. Turn right on Latimer Mill Road and go 1 1/2 miles to Corn Road on left. Turn left on Corn Road then go approximately 300 yards to new paved road on left. See land on both sides of this new road.

SEE SIGNS GIVING PRICE, TERMS AND ACREAGE!

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