



WYNFIELD POINTE FARMS

CONVENIENT TO GREENVILLE

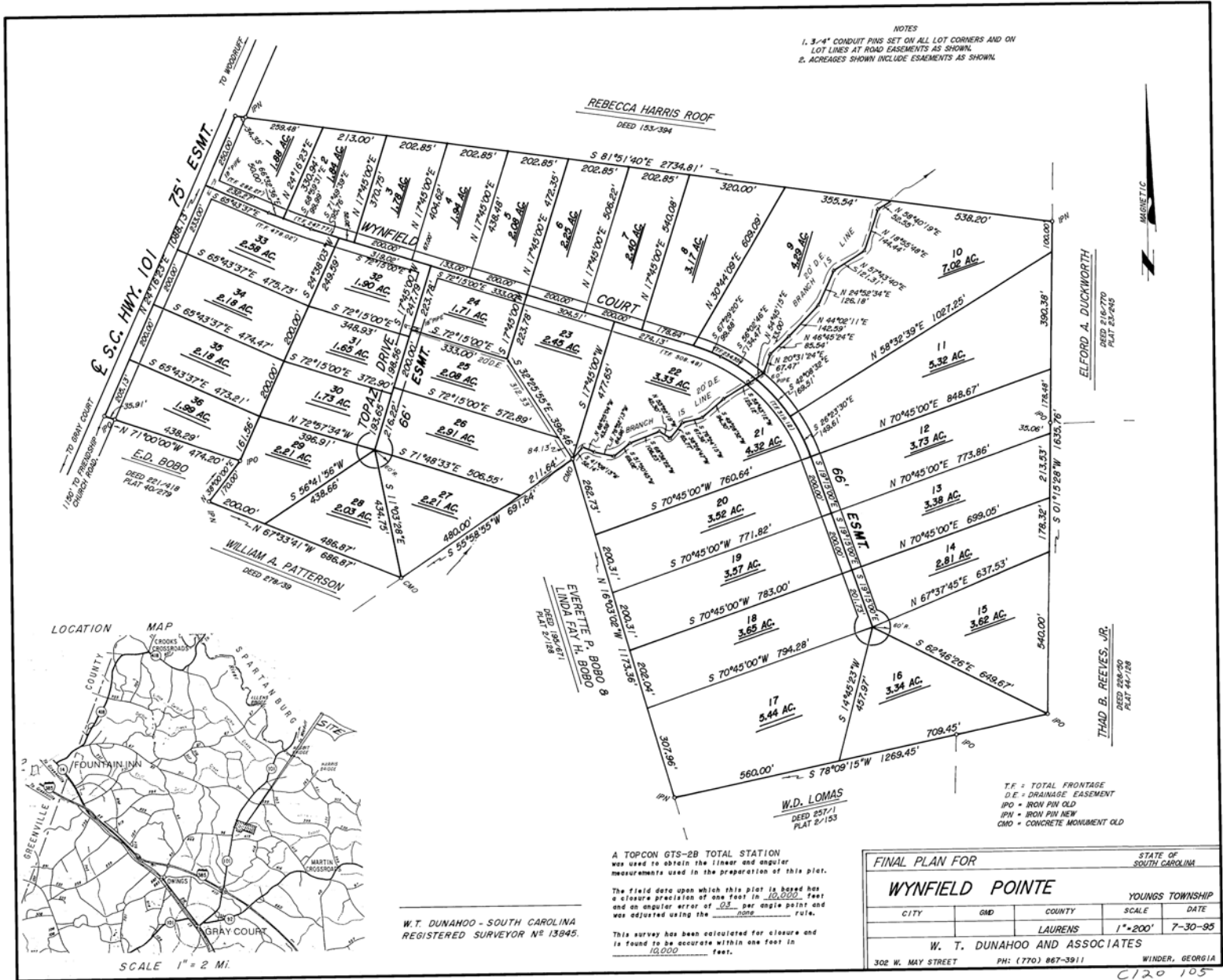
- *\$295 Down*
- *Owner Financing*
- *No Closing Costs*
- *Low Monthly Payments*
- *No Pre-Payment Penalties*
- *Protective Covenants*
- *Warranty Deed*
- *Immediate Possession*

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(770) 554-5263 | 1-800-762-4851

P.O. Box 9 Loganville, GA 30052

WYNFIELD POINTE 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 WYNFIELD POINTE FARMS

- 1) 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 960 square feet of indoor heated area. All double wide mobile homes, sectional mobile homes, modular homes or any other type factory built home shall have a dimension of 24 x 40 (twenty four feet wide by forty 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 under skirted and firmly anchored in an attractive and workmanlike manner. Concrete block houses are prohibited. All homes shall be no older than 5 (five) years from the date of placement.
 - 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 septic tank system.
 - 9) All driveways installed to the property from its abutting roadway must be made of concrete and use a pipe of sufficient size and length to insure proper drainage, if pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches, or without any material other than concrete.
 - 10) No lot 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.



To Woodruff

Wynfield Pointe

To Columbia

101



Gray Court

385

Exit #16
Highway 101
Gray Court / Woodruff

From Greenville:

Take I-385 South to Exit # 16 (Highway 101/Gray Court & Woodruff). Turn Left and cross over the interstate. Proceed straight for approximately 2 and 1/2 miles and see the property on the right.

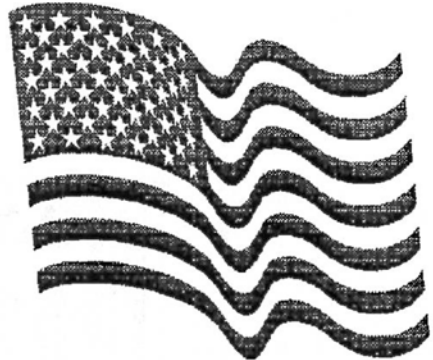
From Spartanburg:

Take I-85 South to the Highway 101 Exit. Exit here and turn left on Highway 101 and follow it to Woodruff. Take Highway 101 out of Woodruff for approximately 8 miles and see land on left.

Land Sale!



Own Your Piece of America!



Greenville

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