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OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA)
) R. H. C.
)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS

WHEREAS, it is the desire of Ruth H. Hodgens, individually and as co-executor of the Estate of A. C. Hodgens and The Peoples National Book as co-executor of the estate of A. C. Hodgens to restrict the use of property of the A. C. Hodgens estate by imposing certain restrictions, covenants, reservations, and easements. Said property is located between and fronting Hunts Bridge and Sulphur Spring Roads in the Berea community of Greenville County, State of South Carolina, and is shown on a plat for the A. C. Hodgens estate prepared by Webb Surveying and Mapping Company, dated 1970. Said plat is recorded in the Register Mesne Conveyance office for Greenville County in Plat Book **4E**, Page **181**.

NOW, THEREFORE, the following covenants and conditions are imposed upon this property.

ARTICLE I.

The property shown upon the aforesaid plat which the estate of A. C. Hodgens now owns shall be held, used, conveyed, transferred and sold subject to the within restrictions, covenants, reservations, and easements. These shall be binding upon all parties or persons claiming under them and shall run with the land for a period of thirty (30) years, and continue thereafter for another term of thirty (30) years; unless there is executed at any time after the expiration of twenty (20) years, a written statement duly recorded in which a majority of the owners of this property at that time do agree to modify, amend, or abandon these restrictions.

If any of the parties hereto, or any of them or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any lot shown of the aforesaid plat to prosecute any proceeding at law or in equity under these covenants.

A. numbered lot shall be used or occupied within said division only for the following purposes.

1. Residential use.
2. Banks
3. Barbershops, beauty parlors, chiropody, massage or similar personal service shops

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