

REC'D CO. S. C.
FEB 21 11 05 AM 1967
OLLIE F. BROWN, JR.
R. M. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

BOOK 814 PAGE 221
PROTECTIVE COVENANTS

The following building restrictions or protective covenants are hereby imposed by the undersigned, who are the owners of all lots on Dickens Lane, as shown by plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GGG, at page 58. These covenants are to run with the land and shall be binding on all persons claiming under them until April 1, 1986, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person, or persons owning any real property situate in the said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any one of the covenants by judgment or Court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, and a private garage for not more than two cars. This property shall be used only for single-family dwellings.

2. No building shall be located nearer to the front lot lines or nearer to the side street lines than the building lines shown on the recorded plat.

3. No lot shall be recut as to face in any direction other than as shown on the recorded plat; nor shall any lot be recut so as to contain area less than it now has, as shown on said recorded plat, unless such recutting is done for the purpose of enlarging the size of the adjacent lots.

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