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STATE OF SOUTH CAROLINA)	PROTECTIVE COVENANTS APPLICABLE
COUNTY OF GREENVILLE)	TO MAP NO. 1 OF SPRING FOREST
	ESTATES MADE BY C. O. RIDDLE
	IN NOVEMBER, 1956, recorded
	<u>in Plat Book KK at Page 117.</u>

The following protective covenants are hereby imposed by the undersigned owner of all of the lots shown on Map No. 1 of Spring Forest Estates, recorded in Plat Book KK at Page 117:

These covenants shall run with the land and shall be binding on all persons claiming under them until January 1, 1982, and shall thereafter be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If any owner of a lot or a portion thereof or any other person shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any portion of the property shown on said plat to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of these covenants and either prevent him or them from so doing or recover damages for such violation. Invalidation of any one or more of these covenants by a court shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All of the lots shown on said plat shall be used for residential purposes only.

2. No building shall be placed on any building lot nearer to the front lot line than 100 feet.

3. No dwelling having less than 1350 square feet of floor space exclusive of porches and garages shall be erected on any lot and all dwellings shall be constructed of standard materials and with standard workmanship.

4. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any residence be occupied until it is fully completed.

5. All houses shall front in accordance with the facing of the lots, and the facing of the lots as shown on said plat shall be adhered to. No lot shall be subdivided so as to have any lot with a frontage of less than 120 feet on the street on which it faces and all lots must front on a street.

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