

REC'D 11 11 1959

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 PROTECTIVE COVENANTS APPLICABLE
 TO ADDITION TO HIGHVIEW ACRES,
 A SUBDIVISION NEAR THE CITY OF
 GREENVILLE, AS SHOWN BY PLAT
 DATED SEPTEMBER, 1959, RECORDED
 IN PLAT BOOK GG, PAGE 122.

WHEREAS, James O. Childress is the owner of Lots numbered 1 through 10 and E. M. Cromer and Ruby Lee Cromer are the owners of lots numbered 11 through 24 as shown on a plat entitled "Addition to Highview Acres" recorded in Plat Book GG, Page 122, in the R. M. C. Office for Greenville County, said lots being the major portion of Tracts numbered 15 and 16 on a plat of Highview Acres recorded in Plat Book O, Page 123, and having been surveyed and subdivided as a single subdivision by Piedmont Engineering Service, and

WHEREAS, the said owners propose to develop the said property as shown on said plat solely for residential purposes and to maintain therein a general uniform scheme of quality, construction appearance and alignment in the construction, placement, and design of residences to be built upon said property,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that in consideration of the mutual covenants and promises herein contained and other good and valuable considerations, the parties hereto do by these presents impose the following covenants and restrictions upon the sale, transfer or use of the property hereinabove described which shall be binding upon the parties hereto, their heirs, successors and assigns, purchasers, or transferees, until January 1, 1980, at which time these covenants shall be automatically extended for successive periods of ten (10) years each, unless by a vote of the majority of the then owners of the lots, it is agreed to change the covenants in whole or in part.

1. This property shall be used exclusively for single family residential dwellings.

2. No lot shall be recut so as to face in any direction other than as shown on the recorded plat nor shall any residence be erected or maintained upon any lot more than 10% narrower than is shown on the recorded plat. No two or more residences shall be erected upon any one lot.

3. No residence shall be located on any lot nearer to the front lot line than the building set back line as shown on the recorded plat, exclusive of open porches, nor shall the front of any building, exclusive of open porches, be more than 10 feet back of the front lot line shown on the recorded plat. No residence shall be nearer than 10% of the lot width at the building line to any side lot line.

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