

Protective Covenants applicable to the numbered lots 1 through 19 shown on plat of SECTION ONE, BROOKSIDE, property of Donald E. Baltz, made by C. O. Riddle, R.L.S., February 17, 1972, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R at page 56.

The undersigned, Donald E. Baltz, being the owner of the numbered lots shown on plat of Section One, Brookside made by C. O. Riddle, February 17, 1972, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R at page 56, does hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and persons claiming under them until January 1, 1983, at which time the said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the owner of any lot or lots in said subdivision shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant 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 these covenants by judgment or court order shall in no wise affect 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 located on any lot nearer the street than the building set-back line as shown on the plat. No dwelling 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 (2) cars.

2. No dwelling shall be erected on any lot at a cost of less than \$20,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. No single dwelling on the same level shall be permitted on any lot with a living area of less than 1,600 square feet exclusive of open porches and garages. 1,800 square feet for a tri-level, 2,000 square feet for a two story or split level (foyer).