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STATE OF SOUTH CAROLINA : RESTRICTIVE AND PROTECTIVE
COUNTY OF GREENVILLE : COVENANTS APPLICABLE TO
PINE BROOK

The following Restrictive and Protective Covenants are imposed upon FINE BROOK, a subdivision, as shown on a Plat recorded in Plat Book "Z", at Page 148, R.M.C. Office for Greenville County, South Carolina. These covenants and restrictions are imposed, not only for the benefit of the grantors, but also for the benefit of each and purchaser of any of said property, their heirs and assigns. If the parties hereto, their heirs and assigns, shall 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 proceeding at law or equity against the person or persons violating or attempting to violate any such covenant or restriction and either prevent him or them from so doing or to recover damage or other dues for such violation:

1. This property shall be used for residential purposes only.
2. No buildings, other than single family residences, except garage apartments or other small buildings used for domestic purposes solely, shall be built, erected, or moved upon said land.
3. The premises shall not be owned or occupied by negroes or persons of negro blood, provided that this shall not be construed to prevent the living upon the premises of any person who is employed for domestic purposes by the occupants of the dwelling on said lands.
4. No residence containing less than 850 square feet, exclusive of porches and garages, shall be built, erected or moved upon the premises. If not of masonry construction, all structures shall, before being occupied, be painted on the exterior with two coats of paint, nor shall any structure be occupied as a dwelling unless restriction number five, immediately following, has been complied with. This shall not be construed to mean that an apartment adjoining or above a garage may not be built at any time upon the rear one-third of the premises.
5. No outside toilet, or privy, shall be installed or maintained on the premises, and all plumbing shall be connected with a sanitary sewer or septic tank, which shall at all times be maintained in a proper sanitary condition.
6. No noxious, offensive, unlawful, or immoral use shall be made of the premises.
7. No building shall be erected nearer than 35 feet from the street on which it faces.
8. No residence shall be built on any lot or portion thereof, unless said lot has 70 feet or more street frontage.
9. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1999.
10. Invalidation of any 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.