

Love, Thomson
and Arnold

AUG 24 1957

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BOOK 583 PAGE 19

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO
A SUBDIVISION KNOWN AS "PLEASANTDALE"
MADE BY DALTON & NEVES, ENGINEERS,
DATED MARCH, 1957, AND BEING THE
PROPERTY OF WALTER S. GRIFFIN, JR.,
AND WOOTEN CORPORATION, RECORDED
IN PLAT BOOK GG, PAGE 191,
IN THE R. M. C. OFFICE FOR
GREENVILLE COUNTY, S. C.

FILED
GREENVILLE CO. S. C.
AUG 24 9 20 AM 1957

The undersigned, Walter S. Griffin, Jr., and Wooten Corporation, being the owners of Lots 1-25 of Pleasantdale, a subdivision by Dalton & Neves, dated March, 1957, and being shown on plat recorded in Plat Book GG, Page 191, in the R. M. C. Office for Greenville County, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1977, at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots 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 any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding 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 for such violation. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the remaining provisions which shall be in full force and effect.

1. This property shall be used solely and exclusively for one single family residential dwellings.
2. No commercial activity of any sort shall be located in this subdivision.
3. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
4. No residence shall be located on any lot nearer than the setback line as shown on map of Pleasantdale Subdivision and in no case less than 20 feet.
5. No residence shall be erected on any residential lot with a ground floor area of less than 1200 square feet exclusive of open porches and garages or cost less than \$10,000.00. No concrete blocks shall be visible from the exterior of the house.
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.

(Continued on Next Page)