

23105
SEP 28 1957

SEP 28 11 51 AM 1957

585 21

OLLIE W. WORTH
R. V. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Protective Covenants Applicable to
Montroyal Hills

WHEREAS, There is situate in the County of Greenville a sub-division known as Montroyal Hills; and

WHEREAS, It is the desire and intent of the developers of said property which is shown by plat hereinafter referred to, that the entire property in each section thereof be restricted as to use, location, and character of building thereon.

NOW THEREFORE, To achieve these ends, the following conditions and covenants are hereby imposed upon the property shown as Montroyal Hills on the Plat prepared by Piedmont Engineering Service, August, 1957, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book KK, at page 111.

Article I - Effect of Covenants and Enforcement. The real property as shown upon the plat, reference to which has heretofore been made, shall be held, used, conveyed, transferred, and sold subject to the restrictions, covenants reservations, and easements herein set forth. These covenants and conditions shall be binding on all parties and all persons claiming under them, and are to run with the land for a period of thirty-five years from their effective date, and they shall be automatically extended for successive periods of twenty years each, unless there is executed an agreement signed by the majority of the owners of the lots, within all the sections or additions, then developed, of the subdivision "Montroyal", and duly recorded agreeing to: Modify, add to, delete, or completely abandon these restrictions.

If any of the parties hereto, or any of them, or their heirs, or assigns, shall violate any of the covenants herein contained, it shall be lawful for any person or persons owning any portions of the real property shown on the Plat to which reference has heretofore been made or owning any portions of the real property that lies within any other addition or section of the subdivision "Montroyal" to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any covenant, and further, it shall be lawful for the association, as heretofore defined, to likewise prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Article II - Restrictions and Covenants. No land shall be used or occupied and no structure built within said subdivision except in conformance with the following:

A. Prohibited and Permitted Uses.

1. No professional office, business, trade or commercial activity of any kind shall be conducted in any building or on any portion of any lot, block, or building site in said subdivision.

2. No lot shall be used except for the following. No building shall be erected, altered, placed, or permitted to remain on any lot other than the following:

A. One Single Family dwelling.

B. Accessory Buildings, including one private garage, private stable and servant's quarters. Garage apart-

(Continued on Next Page)