

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA NOV 27 12 00 PM 1963

COUNTY OF GREENVILLE (PLAT)

PROTECTIVE COVENANTS

WHEREAS, HENRY C. HARDING is the owner of that certain real estate in Gantt Township, Greenville County, South Carolina, being shown and designated as Lots Nos. 1, 2, 3, 4, 5, 7, 10, 11 and 12 of the subdivision of BROOKWOOD on a plat thereof made by C. O. Riddle, Reg. L. S., dated October 30, 1963, and recorded in the RMC Office for Greenville County, South Carolina, Plat Book XX, at page 165;

WHEREAS, the above named property owner desires to develop said property as a single subdivision and to impose thereupon a general, uniform scheme of development;

NOW, THEREFORE, for and in consideration of mutual covenants and obligations herein contained for the benefit of the said Henry C. Harding and the future owners of said property, the following covenants and restrictions upon the sale, transfer and use of the above described property are hereby imposed, to wit:

1. All lots shall be used exclusively for single family residential dwellings. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two automobiles.
2. No lot shall be recut so as to face in any direction other than that shown on the recorded plat.
3. No residence containing less than 800 square feet of floor space, exclusive of porches, garages and breezeways, shall be constructed on any lot.
4. No building shall be located to the front line of any lot nearer than the building line as shown on the recorded plat.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently.
6. No trade or business shall be carried on on any lot. No noxious or offensive activities shall be carried on on any lot, nor shall anything be done which may be or become a nuisance or an annoyance to the neighborhood. No junked automobiles, refuse or house trailers shall be permitted to remain on any lot either temporarily or permanently. No animal shall be permitted on any lot except birds, cats or dogs in reasonable numbers as pets for the pleasure of the owner of any lot.
7. Sewerage disposal shall be by governmental sewerage disposal systems, or by septic tank complying with the specifications of the State Board of Health.

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