

STATE OF SOUTH CAROLINA )  
 :  
 COUNTY OF GREENVILLE )

PROTECTIVE COVENANTS  
 PLAT OF PROPERTY OF  
 BOBBY L. HAWKINS

The undersigned, Bobby L. Hawkins, being the owner of all those certain lots of land lying in Bates Township, Greenville County, South Carolina shown on a plat entitled Property of Bobby L. Hawkins prepared by Terry T. Dill, R. L. S. November 1964 recorded in the R. M. C. Office for Greenville County in Plat Book HHH at Page 170, does hereby declare that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1975 at which time the said covenants and restrictions shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots, it is agreed to change the said covenants and restrictions in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, 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 situate in said development or 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.

In validation 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) All of the lots in this subdivision shall be known and designated as residential lots and the said property shall be used for residential purposes only except that lots may be used for religious purposes.

(2) No dwelling shall be permitted on any lot at a cost of less than \$8,000.00, based upon cost levels prevailing under date these covenants are recorded, it being the purpose and intention of the covenants 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 hereon by the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 850 square feet for a one story dwelling nor less than 750 square feet for a dwelling of more than one story.

(3) No building shall be located on any lot nearer than 50 feet from the center of the road or street upon which the lot fronts. No building except detached garage or other out building located 75 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line.

(4) No trailer, basement, tent, shack, garage, barn or other out building erected on the tract shall be used at any time as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

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GREENVILLE CO. S. C.

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OLLIE F. BUCHHEIT  
 R. O. C.