

FILED
GREENVILLE CO. S.C.

BOOK 833 PAGE 65

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

) PROTECTIVE COVENANTS APPLICABLE TO
) A SUBDIVISION OF PROPERTY OF ALVIN B.
) HOOD AS SHOWN ON PLAT RECORDED IN
THE R. M. C. OFFICE FOR GREENVILLE
COUNTY IN PLAT BOOK AT PAGE

The following restrictions and protective covenants are hereby imposed by the undersigned upon Lots 1-6 in the subdivision of Property of Alvin B. Hood as shown by plat thereof prepared by C. O. Riddle, Reg. L. S., dated October 20, 1967 and recorded in the R. M. C. Office for Greenville County in Plat Book *www* at Page *2*. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1992, after which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the then owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdivider or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations. Invalidation of any one of these covenants by judgment, Court Order or otherwise, shall not in any way affect any of the other provisions which shall remain in full force and effect.

1. No lot shall be used except for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. No building shall be located on any lot nearer to any front street line or nearer to the side street line than the building setback lines shown on the recorded plat.

3. No dwelling shall be erected on any lot with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, and garage or carports, less than 1800 square feet for a one-story dwelling, nor less than 1200 square feet for a dwelling of more than one story. Also, any house of more than one story shall be at least 60 feet in length.

(Continued on next page)