

1969

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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) AMENDMENT TO RESTRICTIVE COVENANTS

WHEREAS, RACKLEY-HAWKINS, LTD., a South Carolina corporation, by instrument dated May 9, 1969, and recorded on May 15, 1969, in the RMC Office for Greenville County, S. C., in Deed Book 868, page 75, imposed certain restrictive covenants upon all lots shown on a plat of HILLSBOROUGH, Section 1, made by Jones Engineering Services, dated April, 1969, and recorded on May 7, 1969, in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 56; and,

WHEREAS, it is desired that the minimum square footage of residences to be constructed upon the lots in said subdivision be reduced as hereinafter provided, and the undersigned are the owners of all property in said subdivision.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained for the benefit of Rackley-Hawkins, Ltd., a corporation, and G. Lynn McCollum, their heirs, assigns, successors, executors and administrators, as the owners of all lots in Hillsborough, Section 1, as shown on a plat recorded in the RMC Office for said County and State in Plat Book WWW, page 56, paragraph (6), page 2, of said restrictive covenants is hereby deleted and rescinded in its entirety and amended to read as follows, to wit:

(6) The ground floor of the main structure of any one-story residence constructed on any lot shall not be less than 1500 square feet; provided, however, that if any one-story house has a full basement, double carport or double garage, the minimum area of the ground floor area of the main structure may be 1400 square feet. The ground floor area of the combined upper two levels (exclusive of the basement and/or garage level) of any split level house shall not be less than 1500 square feet. In houses having two stories, the total finished area, including both floors, shall not be less than 1500 square feet. In computing the area under this paragraph, all basements, porches, carports, garages and breezeways shall be excluded.

Except as to paragraph (6) hereinabove amended, those certain restrictive covenants applicable to Hillsborough, Section 1, recorded in the RMC Office for said County and State in Deed Book 868, page 75, shall remain in full force and effect.

IN WITNESS WHEREOF the undersigned have caused this Amendment to Restrictive Covenants to be executed this 29th day of December, A. D., 1969.

IN THE PRESENCE OF:

*Wm. M. McNeill*  
*James B. Hootz*

RACKLEY-HAWKINS, LTD. (LS)

By *Eugene Rackley*  
Eugene Rackley, President.

And *Joe E. Hawkins*  
Joe E. Hawkins, Secretary

*G. Lynn McCollum* (LS)  
G. Lynn McCollum

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw Rackley-Hawkins, Ltd., a corporation, by Eugene Rackley as President and Joe E. Hawkins, as Secretary, its duly authorized officers, and G. Lynn McCollum, sign, seal and as his act and deed and/or the act and deed of said corporation, execute and deliver the within instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of December, A. D., 1969.

*Wm. M. McNeill* (LS)  
Notary Public for South Carolina  
My commission expires 9/15/79.

*Wm. M. McNeill*  
Amendment to Restrictions Recorded Dec. 31, 1969 At 1:30 P.M. # 14802

For Restrictive Covenants Hillsborough Section 1 See Deed Book 868 Page 75