

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

1913 20 RESTRICTIVE AND PROTECTIVE  
 COVENANTS APPLICABLE TO  
 PINE BROOK EXTENSION

The following Restrictive and Protective Covenants are imposed upon PINE BROOK EXTENSION, a subdivision, as shown on a Plat recorded in Plat Book \_\_\_\_\_, at Page \_\_\_\_\_, R.M.C. Office for Greenville County, South Carolina. These covenants and restrictions are imposed, not only for the benefit of the Grantors, but also for the benefit of each and every purchaser of any of said property, their heirs and assigns. If the parties hereto, their heirs and assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceeding at law or equity against the person or persons violating or attempting to violate any such covenant or restriction, and either prevent him or them from so doing or to recover damage or other dues for such violation:

1. This property shall be used for residential purposes only.
2. No buildings, other than single family residences; except garage apartments or other small buildings used for domestic purposes only, shall be built, erected, or moved upon said land.
3. No residence containing less than 1,050 square feet, exclusive of porches and garages, shall be built, erected or moved upon the premises. If not of masonry construction, all structures shall, before being occupied, be painted on the exterior with two coats of paint, nor shall any structure be occupied as a dwelling unless restriction number four, immediately following, has been complied with. This shall not be construed to mean that an apartment adjoining or above a garage may not be built at any time upon the rear one-third of the premises.
4. No outside toilet, or privy, shall be installed or maintained on the premises, and all plumbing shall be connected with a sanitary sewer or septic tank, which shall at all times be maintained in a proper sanitary condition.
5. No noxious, offensive, unlawful, or immoral use shall be made of the premises.
6. No building shall be erected nearer than 35 feet from the street on which it faces; lots no. 18 and 19 excepted.
7. No residence shall be built on any lot or portion thereof, unless said lot has 70 feet or more street frontage; lot no. 21 excepted which has a street frontage of 65 feet and of which shall be the minimum street frontage as to that lot.
8. Lots number 17 and 18 shall be used as one building lot and lots number 19 and 20 shall be used as one building lot.
9. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1st, 1999.
10. Invalidation of any 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.

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For Release of Restriction see Deed Book 637 Page 111.