

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) PROTECTIVE COVENANTS APPLICABLE TO
) BROADMOOR, A RESIDENTIAL SUBDIVISION
) NEAR GREENVILLE, SOUTH CAROLINA,
) ACCORDING TO PLAT RECORDED IN THE
) R.M.C. OFFICE FOR GREENVILLE COUNTY,
) SOUTH CAROLINA IN PLAT BOOK RR
) AT PAGE 47.

FILED
GREENVILLE CO. S.C.
AUG 10 11 07 AM 1960

We, Samuel N. Berry and Nell C. Berry, being the sole owners of the property incorporated in the plat of BROADMOOR, a residential subdivision, near Greenville, South Carolina, according to plat thereof prepared by Piedmont Engineering Service, Greenville, South Carolina, dated July, 1960, do hereby impose the following protective covenants and restrictions upon the use of all of the lots contained within the subdivision:

These covenants shall be binding on all parties hereto and all persons claiming under them until August 1, 1985, at which time the said covenants and restrictions shall be automatically terminated unless by vote of the majority of the then owners of the lots within the said subdivision, it is agreed in writing to extend the said covenants and restrictions for such period of time as they then may see fit.

#1
N.C.B.
S.N.B.

If the parties hereto or any of them or their heirs or assigns, shall violate any of the covenants herein contained it shall be lawful for any one person or persons owning any real property situate in the said subdivision to prosecute any proceeding at law or in equity against the person or persons violating, or attempting to violate, any such covenant, and either prevent him or them from so doing, or to recover damage or any other dues for such violation.

Invalidation of any of these covenants or restrictions by judgment or court order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

(1) All lots within this subdivision shall be known, designated, and used exclusively for single family residences. No

(continued on next page)

For modification + release see Deed Book 853 Page 373