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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R.M.C.

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STATE OF SOUTH CAROLINA X
COUNTY OF GREENVILLE X

DELLBROOK ESTATES

Building restrictions or protective covenants applicable to all lots shown on plat of Dellbrook Estates, prepared by Dalton & Neves, Co., Engineers, in September, 1971, recorded in Plat Book 4N at Page 40, in the R.M.C. Office for Greenville County, South Carolina.

The following building restrictions or protective covenants are hereby imposed on all of the lots shown on a plat of Dellbrook Estates recorded in Plat Book 4N at Page 40 in the R.M.C. Office for Greenville County, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them, until January 1, 1992, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants 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 person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons so violating or attempting to violate such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation 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. These lots shall be used solely and exclusively for single-family residential dwellings and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent the owner, that is to say M & S Builders, Inc., or its successors or assigns, from maintaining temporary offices and storage on any lot while the subdivision is being developed.

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