

FILED
GREENVILLE CO. S. C.
MAR 14 3 30 PM '72

STATE OF SOUTH CAROLINA) OLLIE FARNSWORTH
) R.H.C. RESTRICTIVE COVENANTS.
COUNTY OF GREENVILLE) VALLEYBROOK SUBDIVISION

WHEREAS, Valleybrook Land Co., Inc., is a corporation duly formed under the laws of the State of South Carolina, and whereas Valleybrook Land Co., Inc. is the owner in fee simple of the Valleybrook Subdivision, located in the County of Greenville, State of South Carolina; now therefore Valleybrook Land Co., Inc. imposes the following restrictions, reservations and covenants upon all those lots in the said subdivision as shown on a plat of same prepared by R.B. Bruce, R.L.S. and recorded in the RMC office for Greenville County in Plat Book 4N at page 60, with the exception of all property designated on said plat as "Reserved by Owner".

1. These covenants are applicable to all lots in Valleybrook Subdivision, with the exception of property "Reserved by Owner", and are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the lot owners at that time to change said covenants in whole or in part is filed for record in the RMC office for Greenville County.

2. Enforcement shall be by proceedings at law or in equity by any person or persons owning any of the aforesaid lots against any person or person violating or attempting to violate any covenants, either to restrain violation or to recover damages. Violation of any or all of these restrictions will not result in reversion.

3. 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.

4. All streets and portions of streets shown delineated on the plat of Valleybrook Subdivision herein above referred to are upon the execution and recordation of this instrument and said plat dedicated to use of the public forever.

5. All lots, delineated and laid out on the said plat shall be known and designated as residential lots and shall not be used for business purposes in any manner. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family dwelling not to exceed two stories plus basement in height, and a private garage for not more than two cars and other buildings incidental to residential use. It is expressly prohibited to erect any rental units, garages or other buildings on a lot other than the type of buildings herein set forth. Garages are to be of the same type construction as the basic dwelling for the lot on which it is located.

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