

FILED
GREENVILLE CO. S. C.

VOL 948 PAGE 427

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ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AGREEMENT AND AMENDMENT TO
RESTRICTIVE COVENANTS APPLICABLE
TO VALLEYBROOK SUBDIVISION

WHEREAS the undersigned Advance Builders, Inc., of Greenville and Valleybrook Land Co., Inc., are the owners of all lots in a subdivision known as Valleybrook, plat of which is recorded in Plat Book 4N at page 60 in the RMC Office for Greenville County, South Carolina;

WHEREAS said plat shows a setback line from the street of 30 feet applicable to all lots;

WHEREAS Article 7 of the restrictive covenants applicable to said subdivision recorded in Deed Book 938 at page 183 provides that "No portion of any building shall be erected nearer than 30 feet to any front lot line bounding on a street...."

WHEREAS ambiguity may exist and some question has arisen as to whether the setback requirement of the restrictions is to be measured from the edge of the road or the edge of the temporary cul-de-sac insofar as said requirement applies to Lots 1, 21, 22, 41, and 214;

NOW, THEREFORE, in order to eliminate said ambiguity and in consideration of the mutual covenants of each other, the parties hereby agree that the above quoted portion of Article 7 of the restrictive covenants is hereby amended to read as follows:

No portion of any building shall be erected nearer than 30 feet to any front lot line bounding on a street, provided that this restriction shall not apply to those lots on which the recorded plat shows a cul-de-sac, in which case the applicable setback line shall be as shown on the recorded plat.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 15th day of June 1972.

Witnesses:

Bessie J. Masterton
Deborah H. Garrison

ADVANCE BUILDERS, INC., OF
GREENVILLE (SEAL)

BY:

James W. Allen
President
Lu R. Whitman
Secretary

VALLEYBROOK LAND CO., INC. (SEAL)

BY:

James W. Allen
President
Lu R. Whitman
Secretary

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