

STATE OF SOUTH CAROLINA : RESTRICTIONS AND PROTECTIVE COVENANTS
: :
COUNTY OF GREENVILLE : FOR BROOKDELL

The following building restrictions and protective covenants are hereby imposed upon all lots of land, Nos. 1 through 22, inclusive, EXCLUDING, however, Lot No. 12, which shall not be affected hereby, of a subdivision known as "Brookdell", according to survey and plat thereof made for Fred Bishop by H.S. Brockman, Surveyor, dated November 5, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book EE, at pages 156. These covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them for a period of Twenty-five (25) years from the date the same are recorded, after which period of time said covenants and restrictions shall automatically terminate unless a majority of the persons then owning said lots shall agree, in writing, to extend them for such time as they may elect.

If the party hereto, his heirs or assigns, or any person, firm or corporation shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any real property situated within this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent them or him from so doing or to recover damages for such violation, or both. Invalidation of any one of these covenants or restrictions by Court order shall not in any way affect any other of the provisions which shall remain in full force and effect.

1. All lots in the said subdivision shall be used for residential purposes only.

2. No dwelling shall be permitted on any lot costing less than Seven Thousand Five Hundred (\$7,500.00) Dollars, based on cost level prevailing on the date of these covenants when they are recorded and become effective.

3. No residence shall contain less than Nine Hundred (900) square feet of floor space, exclusive of porches, breeze-ways and attached garages.

4. These lots are restricted to single unit dwellings. No garage apartments or other temporary type dwellings shall be allowed.

5. No residence shall be constructed nearer than Forty (40) feet to the right-of-way of roads, streets and highways.

6. No concrete blocks shall be used in the construction of any dwelling which may be visible from the front building line after grading has been completed.

7. No offensive trade or activity shall be carried on upon any lot nor anything shall be done which may be or tend to be a nuisance to the neighborhood.

8. Until such time as sewage lines may be installed by local sewage district or other municipal authority, all sewage shall be by septic tank and shall meet the approval of the State Board of Health. All septic tanks shall be at least Seventy-five (75) feet from the branches and creeks which are shown on the aforesaid plat,

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For Amendment of Restrictions see Plat Book 634 Page 158.

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