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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RESTRICTIVE COVENANTS

DARBY PLACE - SUBDIVISION

WHEREAS, Brown Properties of S.C., Inc., is the owner of all that certain real estate located in the County of Greenville, State of South Carolina, as shown on a plat entitled "Darby Place", prepared by Freeland and Associates, Engineers/Surveyors, dated

, 19 , and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book χ , at Page χ , and

WHEREAS, the said Brown Properties of S.C., Inc. is desirous that said property be developed for single-family residential purposes, and to provide for the harmonious development of the respective lots located in said subdivision and to minimize conflicting uses which might be made of the property,

NOW, THEREFORE, in consideration of the above recitals, Brown Properties of S.C., Inc. does hereby restrict the property owned by it, known as Darby Place, as set forth hereinabove, for the benefit of all lot owners of Darby Place Subdivision, including Brown Properties of S.C., Inc., their heirs, successors and assigns, and all future owners of said lots, and which restrictions are as follows:

- These lots shall be used solely and exclusively for singlefamily residential dwellings.
- 2. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. All residences shall face toward the front of the lot, except corner lots. No building shall be located nearer to any inside lot line than five feet. Detached garages and other outbuildings shall not be located nearer than 75 feet to the front lot line, nor nearer than 5 feet to any rear lot line. If a residence is constructed on a site containing more than one lot, the interior lot line restriction contained herein on the interior line of said site shall not apply.

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