

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
FEB 21 9 23 AM 1961  
CLERK OF COURTS  
GREENVILLE, S.C.

PROTECTIVE COVENANTS APPLICABLE TO  
SPRINGFIELD, A SUBDIVISION SITUATE  
NEAR TRAVELERS REST, SOUTH CAROLINA  
AND SHOWN ON PLAT PREPARED BY TERRY  
T. DILL, DECEMBER 1961 AND RECORDED  
IN THE R.M.C. OFFICE FOR GREENVILLE  
COUNTY IN PLAT BOOK XX, PAGE 111.

WHEREAS, the lots in the above named subdivision are not subject to any protective covenants at this time, and

WHEREAS, the owners of the lots as shown on said plat are desirous of providing a uniform scheme of quality, construction, and appearance of all improvements to be built upon said property for the protection of themselves and all future owners.

NOW, THEREFORE, in consideration of the covenants contained herein, and of other good and valuable considerations, there is hereby imposed the following protective covenants upon Springfield Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 111:

1. These covenants are to run with the land and shall be binding on parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall be automatically extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.
2. If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such person to prevent him from violating or attempting to violate the covenants, or to recover damages for such violation.
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 lots in the subdivision referred to above shall be known and described as residential lots, and used for single family residential dwellings. All dwellings shall be of brick construction.
5. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed two and one-half stories in height.
6. No residential structure shall be located nearer than fifty (50) feet to the front lot line. This pertains to the main body of the dwelling and has no application to steps or bay windows. No residence shall be located nearer to any side lot line than ten (10%) per cent of the width of the lot. No detached garage or other out-building shall be located nearer than 100 feet to the front lot line, nor nearer than five (5) feet to any side or rear lot line.
7. The ground floor of the main residential structure, exclusive of one-story open porches, detached garages or carports, shall contain not less than 1300 square feet.

(CONTINUED ON NEXT PAGE)

For Release Lots 3, 4, 5, 38, 39 & 40 See Deed Book 1016 Page 136