

PROTECTIVE COVENANTS
for
HILLCREST ESTATES
PROPERTY OF L. A. MOSELEY
PLAT RECORDED IN PLAT BOOK B, PAGE 144, R. M. C.
OFFICE FOR GREENVILLE COUNTY, S. C.

The undersigned, being the owners of all lots and tracts of land shown on the plat of the Property of L. A. Moseley above mentioned, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until January 1, 1977, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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.

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential lot other than one detached single-family dwelling or one multiple-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars and servants' quarters per family.

B. No building shall be located nearer to the front lot line than 75 feet on lots fronting on the Jervey Road or nearer than 60 feet on lots fronting on the Thompson Road (South Parker Road), nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 125 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.

C. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,500 square feet or a width of less than 70 feet at the front building setback line.

D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

E. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

F. No dwelling costing less than \$10,000.00 valued at present market shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,000 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.