

PROTECTIVE COVENANTS APPLICABLE TO PROPERTY OF  
MCNEILL BROTHERS KNOWN AS WILTON OAKS  
IN THE CITY OF GREENVILLE, S. C.

The following building restrictions are hereby imposed upon all lots in a subdivision known as Wilton Oaks, property of McNeill Brothers as shown on plat thereof made by Dalton S. Neves, Engineers, June 1952, recorded in the R. M. C. Office for Greenville County, South Carolina, in plat book BB page 49.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. It shall be lawful for any person or person owning any real property situate in said subdivision to prosecute any proceedings at law or in equity against any 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 on account of such violation.

Invalidation of any one or more 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.

(1) All lots shall be used for residential purposes only. No building shall be erected, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two stories in height or a duplex dwelling and a private garage for not more than two cars.

(2) No single family dwelling shall be erected costing less than \$8,000 and with a ground floor area of the main structure exclusive of open porches and garages of not less than 1000 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story. No duplex dwelling shall be erected costing less than \$9600.00