

DILLIE FARNSWORTH
R. M. C.

Protective Covenants Applicable
to Property of Braker Bishop
Known as View Point Place
near Greenville, South Carolina

The following building restrictions are hereby imposed upon all lots in a subdivision known as View Point Place, property of Braker Bishop as shown on Plat thereof made by C. C. Jones, Civil Engineer, June 25, 1952, revised September 5, 1952, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book CC, page 153, by Braker Bishop, this the 10th day of December, 1952.

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 twenty-five years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of ten (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. If the parties hereunto, or any of them, or their successors, 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 situate in said subdivision to prosecute any proceeding 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 from 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: No lots in said subdivision shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling or one detached two family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2: No building shall be erected, placed or altered on any residential lot in this subdivision until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the architectural committee as to conformity and harmony of external design with existing structures in this subdivision, and as to location of the building with respect to topography and finish grade elevation. The said architectural committee is composed of Braker Bishop, Ruth C. Bishop and Claude W. Babb, all of Greenville, South Carolina. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. At any time, the then record owners of a majority of the lots in said subdivision shall have the power through a duly recorded written instrument to change the membership of this committee or to withdraw from the committee or to restore to it any of its powers and duties. The committee's approval or disapproval as required in these Covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within