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GREENVILLE CO. S. C.

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LOVE, THORNTON & GILYTH

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OLLIE T. WORTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE TO A SUBDIVISION KNOWN AS "BEECHWOOD HILLS" MADE BY C. O. RIDDLE, DATED April, 1957, and being the property of J. R. Richardson, Charles E. Hughes and Wooten Corporation, recorded in Plat Book KK at Page 119, in the R.M.C. Office for Greenville County, S. C.

The undersigned, J. R. Richardson, Charles E. Hughes and Wooten Corporation being the owners of Beechwood Hills, a subdivision by C. O. Riddle dated April 1957, and being shown on plat recorded in Plat Book KK at Page 119, in the R.M.C. Office for Greenville County, do hereby agree that the covenants and restrictions herein-after setforth shall be binding on all parties and all persons claiming under them until January 1, 1977, at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of the 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 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 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 for such violation. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the remaining provisions which shall be in full force and effect.

1. This property shall be used solely and exclusively for one single family residential dwellings.
2. No commercial activity of any sort shall be located in this subdivision.
3. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
4. No residence shall be located on any lot nearer than the setback line as shown on map of Beechwood Hills Subdivision and in no case less than 20 feet. This restriction does not apply to lot # 1 of Beechwood Hills as a residence was already on this lot when the property was purchased by the owners.
5. No residence shall be erected on any residential lot with a ground floor area of less than 1400 square feet exclusive of open porches and garages. No concrete blocks shall be visible from the exterior of the house and no asbestos shingles shall be used.
6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on 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.
7. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any residential plot.
8. No obnoxious or offensive trade or activity shall be carried on upon any of the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

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