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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO ROYAL OAK PROPERTY OF BRANYON'S,
INC. NEAR GREENVILLE, S. C.

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until January 1, 1979, 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 developments or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any 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 numbered 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 Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 other than one detached single 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. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side. No structure shall be erected, altered, placed or permitted to remain on Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 which structure shall be constructed for the occupancy of more than two families and shall not exceed two and one-half stories in height and a private garage for not more than four cars and servants quarters. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

B. No building, including the dwellings, detached garages and outbuildings shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plans showing the location of such building have been approved in writing as to conformity and harmony of external design, with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee

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