

STATE OF SOUTH CAROLINA)
MAY 9 11 AM 1964

COUNTY OF GREENVILLE)
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PROTECTIVE COVENANTS APPLICABLE TO PROPERTY
OF OELAND & SIMPSON LUMBER COMPANY RECORDED
IN PLAT BOOK FFF AT PAGE 157.

The following restrictions and protective covenants shall apply to all of the development known as the property of Oeland & Simpson Lumber Company as shown divided into lots on a plat of said property made by Webb Surveying and Mapping Company on March 14, 1964, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book FFF at page 157.

NOW, THEREFORE, in consideration of the mutual advantages to said owners and all future grantees, which will accrue to said parties, it is hereby covenanted and agreed that all of said lots as shown on said plat shall be subject to the following restrictions or protective covenants:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from date, at which time said covenants shall be automatically extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

2. 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 institute 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.

3. 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.

4. All lots in the tract referred to above shall be known and described as residential lots and used for single family residential dwellings.

5. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling or one semi-detached single family dwelling not to exceed 2- $\frac{1}{2}$ stories in height.

6. No building shall be located nearer to the front lot line than 40 feet. No building shall be located nearer than 10% of the width of the lot to any side lot line. No building such as a detached garage or other outbuilding located on the rear 1/4th of the lot shall be located nearer