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BOOK 809 PAGE 611

STATE OF SOUTH CAROLINA)
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 COUNTY OF GREENVILLE) Restrictive and Protective Covenants
 applicable to HILLBROOK subdivision,
 recorded in the R. M. C. Office for
 Greenville County in Plat Book LLL,
 Page 6, on 30 SEPTEMBER 1965

The following restrictive and protective covenants are herein imposed on the property contained in the subdivision known as Hillbrook, as shown on a plat prepared by C. O. Riddle, Engineer. These protective covenants and restrictions are imposed not only for the benefit of the grantors but also for the benefit of each and every purchaser of any of the said property and their heirs and assigns.

These protective covenants are to run with the land and shall be binding on all parties or persons claiming under them until October 7, 1985, at which time same shall be automatically extended for a successive period of ten years unless, by a vote of the owners of a majority of said lots, it is agreed to change said covenants in whole or in part.

If the subdividers or the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violation.

Invalidation of any one of these covenants by judgment, Court order, or otherwise shall not in any way affect any of the other provisions which shall remain in full force and effect.

The restrictive and protective covenants are as follows:

- (1) All of the said lots shall be used for single family dwellings, provided that two but not more than three adjoining lots may be used for one dwelling.
- (2) No building shall be located nearer the front lot line or nearer to the side street line than the building line shown on the recorded plat.
- (3) The side yard building shall be not less than six feet or 10% of the width of the lot whichever is greater up to a maximum of 12 feet.
- (4) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.

(Continued on next page)

In Release to these Restrictions, See Book Book 840 at Page 537.