

FILED
GREENVILLE CO. S. C.

JUN 28 3 28 PM '73

DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA)
) PROTECTIVE COVENANTS
COUNTY OF GREENVILLE)

WHEREAS, Oak, Inc., is the owner of that property in Mauldin Township, Greenville County, South Carolina, known as PINE BROOK FOREST SUBDIVISION, on a plat made by Robert R. Spearman, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4Y, at Page 4849, said restrictions applying to all lots in said subdivision.

WHEREAS, Oak, Inc., has subdivided and developed the aforesaid property as a single subdivision and desires to impose thereupon a general, uniform scheme of development;

NOW, THEREFORE, for and in consideration of the mutual covenants and obligations herein contained for the benefit of the said Oak, Inc., and future owners of the above-described property, the following covenants and restrictions upon the sale, transfer and use of the above-described property are hereby imposed.

1. All of the lots shall be used exclusively for single-family residential dwellings. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single-family dwelling not to exceed two stories in height and a private garage for not more than two (2) automobiles.

2. No residence shall be located on any lot nearer to the front line than the building set back lines shown on the afore-mentioned plat, and all such residences shall face toward the front line of the lot. No residence shall be nearer than ten (10) feet to any side lot line.