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GREENVILLE CO. S. C.

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CONNIE S. THOMPSON
R.M.C.

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PROTECTIVE COVENANTS APPLICABLE TO A SUBDIVISION KNOWN AS
BROOKDALE ESTATES, NEAR GREER, SOUTH CAROLINA

1. The undersigned, B. Frank Bishop, being the owner of all lots of land shown on plats of Brookdale Estates, by John Simmons, Registered Surveyor, dated _____ and recorded in the R.M.C. Office of Greenville County, in Plat Book _____, page _____, and Book _____, page _____, which covenants and restrictions shall run with the land and shall be binding on all parties and all persons claiming under them until September 1, 1995, at which time said years, unless by a vote of the majority of the then owners of the lots in said subdivision, it is agreed to change and abrogate said covenants in whole or in part.

2. If the undersigned or its Successors and Assigns, or any property owner, 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 situate in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to restrain or prevent him or them from such violation or recover damages or other dues for such violation.

3. Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

4. All the numbered lots in said subdivision shall be known and designated as residential lots.

5. No lots shall be used except for single-family residential purposes.

6. No building or structure shall be erected, altered, placed or permitted to remain on any lot 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 two cars and servants quarters per family.

7. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan 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 existing structures, typography and finished ground elevation by an architectural control committee composed of B. Frank Bishop, Jenelle C. Bishop,

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