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LOVE, THORNTON
& ARNOLD
BOOK 668 PAGE 395

RESTRICTIONS AND PROTECTIVE COVENANTS
APPLICABLE TO EASTDALE SUBDIVISION AS
SHOWN ON PLAT RECORDED IN PLAT BOOK QQ,
PAGE 173, NEAR MAULDIN, GREENVILLE COUNTY,
SOUTH CAROLINA

FEB 20 1962

The following protective covenants are hereby imposed by the undersigned owner of all the lots in that subdivision known as Eastdale Development as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book QQ, Page 173. These covenants are to run with the land and shall be binding upon all persons claiming under them until January 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years unless an instrument adopted by a vote of a majority of the then owners agreeing to change said covenants in whole or in part is placed of record.

1. 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 prosecute any proceedings 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 or other dues for such violation.

2. 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.

3. All lots shall be residential lots; no structure shall be erected, altered, placed or permitted to remain on all lots 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.

4. No livestock, cattle, swine, sheep, goats or other such animals of similar breed shall be permitted to be kept on all lots. Likewise, no chickens, ducks, geese, or other such fowls may be maintained in a limited number, not in excess of 15, for the purpose of being consumed by the family residing on said lot.

5. No building shall be located, altered or permitted to remain nearer the front lot lines on said lots than 50 feet nor nearer to any side lot lines than 10 feet. No detached garage shall be located nearer the front lot lines than 100 feet, nor nearer than 10 feet from any side or rear lines.

6. No dwelling shall be located, altered, or permitted to be placed on all lots which lot has an area of less than 1200 square feet or a width of less than 80 feet at the front building setback line.

7. Construction of residences shall be in accordance with standard construction practices and no residence shall be constructed in whole or in part of concrete block, cinder block, or asbestos siding, except that concrete block and/or cinder block may be used in the foundations for residences.

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