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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROTECTIVE COVENANTS APPLICABLE
TO PROPERTY OF ROBERT S. SMALL,
COUNTY OF GREENVILLE, STATE OF
SOUTH CAROLINA AS SHOWN ON PLAT
MADE BY ENWRIGHT ASSOCIATES
ENGINEERS AND SURVEYORS DATED
JULY 27, 1972 AND RECORDED IN
THE R.M.C. OFFICE FOR GREENVILLE
COUNTY PLAT BOOK 4R AT PAGE 60.

The undersigned, being the owner of those lots located in Greenville County, State of South Carolina shown on a plat recorded in the R.M.C. Office for Greenville County entitled "property of Robert S. Small dated July 27, 1972 prepared by Enwright Associates Engineers and Surveyors and recorded in Plat Book 4R, Page 60, does hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under him until July 30, 1993, at which time said covenants shall be automatically extended for successive periods of ten (10 years, unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the undersigned or his 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 or owning any portion of the remaining property of the undersigned adjoining said development or subdivision (the entire tract owned by undersigned including the said subdivision or development and said remaining property being shown on a plat entitled "property of Robert S. Small near Greenville, South Carolina" prepared by Dalton & Neves dated July, 1952 and recorded in the R.M.C. Office of Greenville County in Plat Book "BB", Page 131) or for the undersigned or his heirs and assigns 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.

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.

1. No building shall be located nearer to the front lot line or nearer to the side street line than the building set back line shown on the recorded plat. No building shall be located nearer to any interior side lot line than the distance represented by ten percent of the width of the lot (at the building set-back line) on which said building is to be located. The main structure erected on any lot shall face the street on which such lot faces.

2. 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 or external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by an architectural committee composed of Robert S. Small and Robert S. Small, Jr.,

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