

FILED
GREENVILLE CO. S.C.

MAY 5 3 52 PM '79

DENNIS S. TANKERSLEY
R.M.C.

VOL 1057 PAGE 817

STATE OF SOUTH CAROLINA)
) RESTRICTIVE AND
) PROTECTIVE COVENANTS
COUNTY OF GREENVILLE) FOR REAL ESTATE

The following restrictive and protective covenants shall apply to Tracts 1 through 10 inclusive as shown on a plat of the property of United Machine Works, Inc., entitled Country Rebel Farm Homes, prepared by W. R. Williams, Jr., Engineer/Surveyor, dated April 22, 1977, revised October 20, 1978, and February 9, 1979, and recorded in the R.M.C. Office for Greenville County in Plat Book 7-A, Page 2.

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, at which time such covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the tracts has been recorded, agreeing to change said covenants in whole or in part.

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. All of the tracts shown on the aforementioned plat shall be known and described as residential tracts, and no tracts shall be used except for residential purposes. This shall not however prevent the cultivation and sale of general farm or agricultural produce or be deemed to prevent the owners of said tract from engaging in the usual and customary farm and agricultural activities.

2. No building shall be located on any tract nearer than forty (40) feet to the front lot line or to any side road line as shown on said plat. Further, no building shall be located nearer than twenty-five (25) feet to any interior or rear lot line.

3. No tract shown on the aforementioned plat shall be recut or subdivided in any manner whatsoever, except at the specific written consent of the owners of all other lots as shown on said plat.

4. No obnoxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood. This shall not however be deemed to prevent the owner of any tract from carrying on the usual and customary farm or agricultural activities nor from having upon his property a reasonable number of farm animals or fowls, provided, however, that all said animals or fowl shall be pinned and shall not be allowed to stray onto the property of any other party.

5. No sign shall be erected upon any tract, except for the sale or rental of said tract.

6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected upon any tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. This

CC10 07/05/79 1255

10001

0817

4328 RV.2