

APR 1 2 05 PM 1959

BOOK 620 PAGE 369

OLLIE F. WORTH

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

The following restrictive and protective covenants are hereby imposed upon a 4.9 acre tract known as Property of P. B. Marchbanks according to a plat recorded in the R. M. C. Office for Greenville County in Plat Book SS Page 131, and are likewise imposed upon that other Property of Peter B. Marchbanks lying within a distance of 300 feet from the aforementioned 4.9-acre tract. These protective covenants and restrictions are imposed not only for the benefit of the parties hereto, but also for the benefit of each and every purchaser of any of the said property, and their Heirs and Assigns.

These protective covenants are to run with the land and shall be binding upon all parties or persons claiming under them until March 17, 1979, at which time same shall be automatically extended for successive periods of ten years unless, by a vote of the owners of the majority portion of said lands, it is agreed to change said covenants in whole or in part.

If the parties hereto or the owner of any of the property covered by these restrictions shall violate the covenants herein, it shall be lawful for any other person or persons owning any portion of said property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either prevent him or them from doing so or to recover any actual damages suffered by reason of such violations.

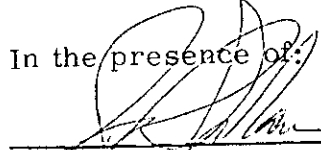
Invalidation of any one of these covenants by judgment, Court Order or otherwise shall not in any way affect any of the other provisions hereof, which shall remain in full force and effect.

The restrictive and protective covenants are as follows:

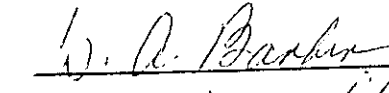
1. The property shall be used for residential purposes only;
2. No lot or tract shall be subdivided or sold which contains an area of less than one (1) acre; nor shall any dwelling be built on any lot or tract which contains an area of less than one (1) acre;
3. The property shall be used for single family dwellings only, and no single family dwelling shall be built on any lot or tract which contains less than an area of one (1) acre;
4. No dwelling shall be built which contains less than 1800 square feet on the ground floor; with porches and attached garages to count at one-half their square footage;
5. No trailer, basement, tent, shack, garage, barn or other out-buildings erected on any of the lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence;

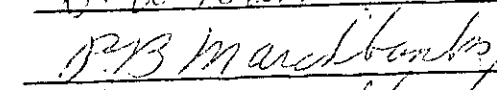
IN WITNESS WHEREOF the undersigned Owners of the above described property have hereunto set our hands and seals and do hereby bind ourselves, our Heirs, Executors, Administrators and Assigns this the 17th day of March, 1959.

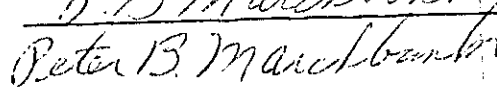
In the presence of:



Rebecca A. Daniel



W. A. Barber


P. B. Marchbanks


Peter B. Marchbanks

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