

MOUNTAIN CREST ESTATES SUBDIVISION  
RESTRICTIVE COVENANTS AND EASEMENTS

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

GREENVILLE CO. S.C.  
R.M.C.

AUG 26 4 02 PM 1963

WHEREAS, the undersigned are the sole owners of Mountain Crest Estates Subdivision as shown on a plat by Thomas E. Young, Sr., R.L.S. dated April 4, 1963, which plat has been or is about to be recorded in the RMC Office for Greenville County, and

WHEREAS, it is the desire and intention of the undersigned to develop said Subdivision, offering for sale at this time the lots as designated on said plat, and to impress and restrict said lots with suitable and useful restrictions,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that all numbered lots as presently delineated and shown on the aforesaid plat by Thomas E. Young, Sr., R.L.S. dated April 4, 1963 shall be subject to the following covenants, restrictions, limitations and easements:

1. That the covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1970. Thereafter said covenants shall automatically renew for successive ten (10) year periods, except such covenants may be changed, amended or modified in accordance with the provisions set forth in paragraph No. 18 of this instrument.
2. If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any persons owning real property in the said subdivision to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants and either to prevent such violations or to recover damages or other dues thereof.
3. Invalidation of any one of these covenants by judgement or court order shall not affect any of the other provisions, which shall remain in full force and affect.
4. No structure shall be erected, altered, placed or permitted to remain on any residential building 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 other buildings and improvements incidental to residential use. It is expressly prohibited to erect servant's quarters or any rental units over garages or any buildings on a residential lot other than the type of buildings herein set forth.

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