

STATE OF SOUTH CAROLINA ) PROTECTIVE COVENANTS APPLICABLE  
 ) TO OAKWAY, A SUBDIVISION NEAR  
 ) THE CITY OF GREENVILLE, AS SHOWN  
 ) BY PLAT DATED DECEMBER 28, 1965,  
 ) AND RECORDED IN R. M. C. OFFICE  
 ) FOR GREENVILLE COUNTY IN PLAT  
 ) BOOK JJJ, PAGE 107.

JAN 24 3 59 PM 1965

COUNTY OF GREENVILLE

WHEREAS, the lots in the above named subdivision are not subject to protective covenants at this time, and

WHEREAS, W. M. Webster, III, Trustee, as present owner of all lots shown on said Plat, is desirous of providing for a general uniform scheme of quality, construction and appearance of all improvements to be built upon the property.

NOW, THEREFORE, in consideration of the covenants and promises contained herein and of other good and valuable consideration, there is hereby imposed the following protective covenants and restrictions upon the sale, transfer or use of all lots shown on the above mentioned plat:

(1) These covenants are to run with the land and shall be binding on parties and all persons claiming under them for a period of 25 years from date, at which time said covenants shall be automatically extended for successive periods of ten years each unless by vote of a majority of the then owners of said lots it is agreed to change said covenants in whole or in part.

(2) If any person owning real property in said subdivision violates or attempts to violate any of the covenants contained herein, it shall be lawful for any other person or persons owning real property therein to institute proceedings at law or in equity against such person to prevent him from violating or attempting to violate the covenants, or to recover damages for such violation.

(3) 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.

(4) All lots shall be known and described as residential lots and used for single family residential dwellings. No structure shall be erected, altered, placed or permitted to remain thereon other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars. Provided, however, any lot may be used for the construction of a building for educational or religious purposes, provided approval for such use is first obtained from the committee created by Paragraph (5) of covenants.

(5) 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 of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation by a committee composed of W. M. Webster, III and C. E. Robinson, Jr., or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove