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DONNIE S. TANKERSLEY
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) BUILDING RESTRICTIONS OR PROTECTIVE
COVENANTS APPLICABLE TO LOTS SHOWN
ON PLAT OF MOUNT VERNON ESTATES RE-
CORDED IN PLAT BOOK 4X AT PAGES 12, 13,
IN THE RMC OFFICE FOR GREENVILLE 14, 15
COUNTY

The following building restrictions or protective covenants are hereby imposed on lots as shown on a plat of Mount Vernon Estates, recorded in Plat Book 4X at Pages 12, 13, 14, 15 in the RMC Office for Greenville County, South Carolina.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1986, at which time said covenants shall be automatically extended for successive periods of ten 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 parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either 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. The numbered lots as shown on said plat shall be used solely and exclusively for single family, detached, residential dwellings and shall not be used for commercial and business purposes, provided, however, that nothing herein shall be constructed to prevent the owner, that is to say, Threatt-Maxwell Enterprises, Inc., its successors or assigns, from maintaining temporary offices and storage on any lot, or lots while the subdivision is being developed. Also, it is understood and agreed that any of the lot or lots so designated by Threatt-Maxwell Enterprises, Inc. may be used to establish recreation facilities for the benefit of the subdivision.

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 shall have been approved in writing as to conformity and harmony of external design and materials 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 the partners of Threatt-Maxwell Enterprises, Inc. or by a representative designated by said committee. In the event of the death or resignation of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove of such design and location within thirty days after such plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither

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