

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS APPLICABLE TO LOTS NUMBERS SEVEN (7) TO THIRTY-FOUR (34) INCLUSIVE AND NUMBERS FORTY (40) TO ONE HUNDRED ONE (101) INCLUSIVE OF McSWAIN GARDENS, THE PROPERTY OF THE ESTATE OF J. J. McSWAIN, ACCORDING TO A PLAT OF RECORD IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK GG AT PAGE 75.

The following building restrictions or protective covenants are hereby imposed by the undersigned, the owner of Lots Numbers 7 through 34 inclusive and Numbers 40 to 101 inclusive of McSwain Gardens, according to a plat of record in the R. M. C. Office for Greenville County in Plat Book GG at Page 75.

These Covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1980, 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 to 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. These lots shall be used solely and exclusively for single-family residential dwellings.

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 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 John F. Chandler, Wm. R. Timmons, Jr., and W. T. Patrick, or by a representative designated by a majority of the members of said committee. In the event of the death or resignation of any member of said committee, the remaining member or 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 such design and location within