

STATE OF SOUTH CAROLINA ) BUILDING RESTRICTIONS OR PROTECTIVE COVENANTS  
APPLICABLE TO DREXEL TERRACE, AS SHOWN ON PLAT  
MADE BY PIEDMONT ENGINEERING SERVICE, AND RE-  
COUNTY OF GREENVILLE ) CORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY,  
S. C., IN PLAT BOOK QQ, AT PAGE 177.

The following building restrictions or protective covenants are hereby imposed by the undersigned, who is the owner of all lots in Drexel Terrace, as shown by plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, at page 177. These covenants are to run with the land and shall be binding on all persons claiming under them until April 1, 1986, at which time said covenants shall be automatically extended for successive periods of ten years unless by a majority of the then owners 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 contained, it shall be lawful for any other person, or persons owning any real property situate 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 the 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. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any 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. This property shall be used only for single-family residences, however, any lots may be used for the construction of a building for educational or religious purposes when authorized by the committee hereinafter referred to.

2. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans (including front, side and rear elevations), specifications (including construction materials), and plot plan showing the location of such building has 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 grade elevation by W. B. Simmons and Eston L. Rodgers, or either of them, or a committee to be appointed by them, of which Eston L. Rodgers shall be the chairman, or by a representative designated by a majority of the members of such committee. The undersigned property owner reserves the right to change or increase the membership of said committee at any time. 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 such design and location, or to designate a representative with such authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location